



THE STORY OF

7 Townshend Road

Dereham, Norfolk

SOWERBYS

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7 Townshend Road

Dereham, Norfolk
NR19 2YD

Fantastic Detached Family Home

Highly Desirable Location

Immaculately Presented Accommodation

Three Reception Rooms and Garden Room

Fitted Kitchen/Breakfast Room and Utility

Four Double Bedrooms and Two En-Suite

Pleasant Views Overlooking Green

Well-Presented Throughout

Double Garage and Driveway

Delightful Front and Rear Gardens

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“We would describe our home as comfortable, safe and peaceful.”

Situated in a peaceful cul-de-sac on the ever-popular Townshend Road, which is conveniently located within walking distance to the golf course, local schooling, and the bustling market place, this fantastic family home could be just what you've been waiting for.

The spacious accommodation is found in excellent condition, with the current owners having lived in the property since new in 1999. During their time at the property, it has proved to be an excellent family home, and throughout the years, it has been extended and improved to suit the needs of a growing family.

The accommodation features a wealth of spacious and versatile living spaces, with almost every box being ticked. The property

is entered via the front door into the porch, which grants access into the centrally positioned hall. A spacious sitting room is accessed via glazed panelled double doors, allowing natural light to flow throughout this space. The sitting room enjoys a must-have wood-burning stove, as well as a picture bay window overlooking the green to the front of the home. The sitting room grants access into the garden room, which overlooks the rear garden and is a more recent addition to the property that replaced the former conservatory.

Moving through the ground floor, you will discover a fully fitted kitchen/breakfast room, a separate dining room, study, utility, and a cloakroom, all of which have a great degree of versatility for family life and entertaining.



On the first floor, there are four bedrooms with two en-suite shower rooms and a family bathroom. Most of the bedrooms benefit from either built-in or fitted wardrobes/storage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside, the property is approached via a tarmac driveway, providing ample off-road parking and access to the double garage. The garage has twin doors and is fitted with power and lighting.

To the rear, the garden is mainly laid to lawn with various flower, shrubs, tree beds, and borders. There is also a paved patio, a small pond, a potting shed, and a greenhouse. Access to the front is provided along the side of the house, all enclosed by panelled fencing. The front garden is equally as delightful, with a wealth of well-stocked borders arranged in a country cottage style, whilst a patio topped with a pergola provides a secluded spot to sit and enjoy views over the green.





ALL THE REASONS
Dereham

IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry of the High Street.

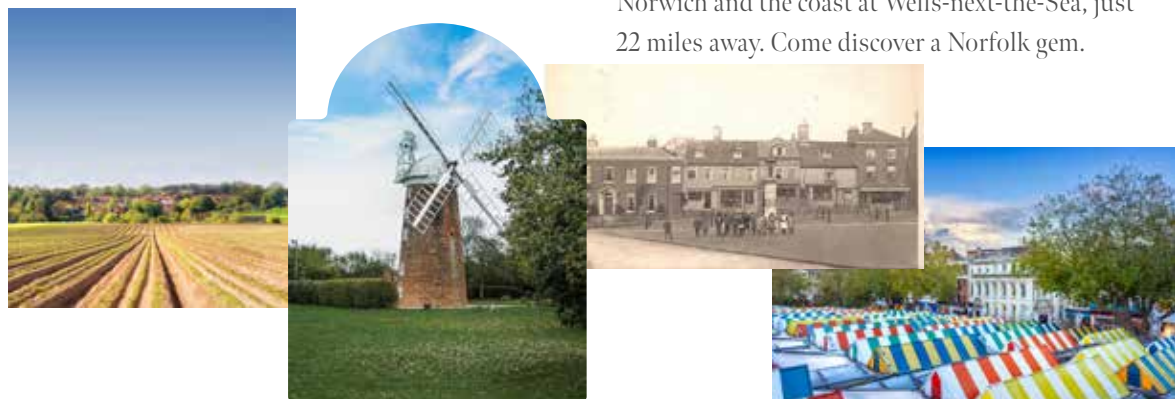
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was

saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“Our favourite places to explore nearby are the public footpaths at Gressenhall, Beetley, and Hoe Common. These can be accessed through Wendling Beck, just five minutes from our home.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2896-3020-9201-2122-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

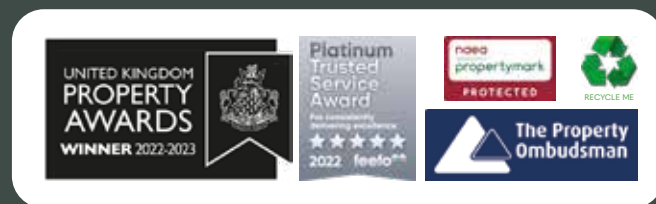
Freehold.

LOCATION

What3words: ///helped.flaking.dusty

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SOWERBYS



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