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THE STORY OF

6 Foxglove Drive

Dereham, Norfolk

SOWERBYS

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6 Foxglove Drive

Dereham, Norfolk,
NR20 3SQ

Large Detached Family Home

Accommodation Stretching to over 1,500 Sq. Ft.

Four Double Bedrooms

Family Bathroom and En-Suite Shower Room

Spacious Sitting Room

Impressive Kitchen/Family Room
– A True Hub of the Home

Double Garage

Private Enclosed Garden

Utility Room and Downstairs Cloakroom

Home Office or Formal Dining Room

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



“...the open-plan living space is light filled,
and yet cosy - perfect whatever the weather.”

In a prime location, perfectly poised for the bustling and historic market town centre and access to the A47, stands this impressive, detached family residence. Expertly extended to offer expansive and adaptable living spaces, this home exudes a sense of refinement and versatility that is needed in a good family home.

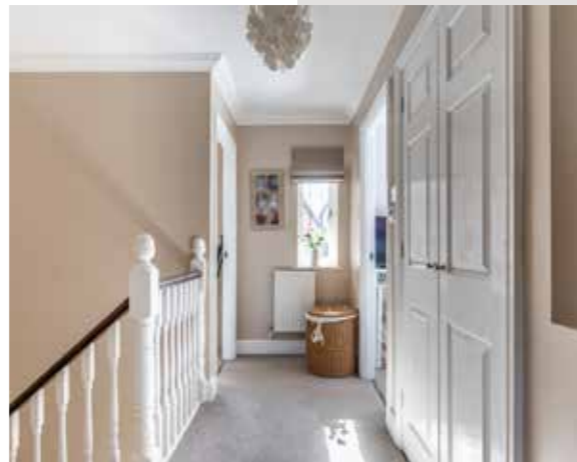
Immaculately updated and enhanced, the property now boasts over 1,535 sq. ft. of meticulously curated living areas, designed with everyday life at the forefront. Step into the large lounge, a space radiating warmth and sophistication, ideal for relaxation and

entertaining alike. A separate study or dining room provides a secluded retreat for focused work or intimate gatherings or even for when guests need a place to lay the weary head.

At the heart of the home lies the jewel in the crown: an impressive L-shaped open-plan living area, with a large skylight and windows, this space is always filled with light and, thanks to the log-burner, this room is a favourite no matter the weather. Whether hosting family gatherings or enjoying quiet moments, this space effortlessly accommodates every lifestyle need.



Upstairs there are four double bedrooms, the primary having a private en-suite shower room, whilst the other three share the family bathroom.



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.



Outside, the property offers the convenience of off-road parking, a double garage for secure vehicle storage, and an enclosed rear garden, providing a serene oasis for outdoor enjoyment and relaxation.





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 Sowerbys



“...the dining room provides a secluded retreat, perfect for intimate gatherings.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8588-7228-2310-4413-1906

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: ///these.spilled.grief

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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