



THE STORY OF

# 1 De-Narde Road

*Dereham, Norfolk*

**SOWERBYS**



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# 1 De-Narde Road

Dereham, Norfolk  
NR19 2HQ

Detached Family Home

Positioned Perfectly in Historic Market Town

Four/Five Double Bedrooms

Three Reception Rooms

Open-Plan Kitchen/Dining Room

En-Suite to the Primary Bedroom

Double Garage

Parking for Several Cars

Stone's Throw from the Golf Course

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“...the kitchen’s central island makes it a sociable place to cook.”

Located in the historic market town of Dereham is this four bedroom detached family home. Only a short walk into the centre of town and a stone's throw from the golf course this, property has something for everyone in the family taken care of.

Upon entering the property you arrive into a warm and welcoming hallway with all the main reception rooms stemming from this space. A large sitting room on the right has two large windows and a

set of glazed sliding doors, meaning it's always filled with natural light. Centrally positioned within the house is what the current owner uses as the formal dining room, close to the large kitchen/dining room with central kitchen island.

Also on the ground floor is a home office - with its own WC and separate entrance it lends itself perfectly as a downstairs bedroom for a less mobile family member. The ground floor also benefits from a shower room.







Upstairs, off the spacious landing are four double bedrooms, with the primary bedroom having an en-suite shower room and the other three sharing the family bathroom.



Garage  
Approximate Floor Area  
355 sq. ft.  
(32.94 sq. m)



First Floor  
Approximate Floor Area  
804 sq. ft.  
(74.67 sq. m)



Ground Floor  
Approximate Floor Area  
1057 sq. ft.  
(98.18 sq. m)

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, and to the front is a gravelled driveway, and a garden which is mainly laid with lawn and has mature planting scattering the borders. To the rear is a good-sized, and yet easily maintained, garden. The property can be accessed from further around on De-Narde Road where there is a double garage, with additional parking space on the brick-paved driveway.







# 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 large sitting room is always filled with natural light."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 3600-6648-0522-8302-3443

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: ///influence.simply.sobbed

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