



THE STORY OF

1 Constable Court

Dereham, Norfolk

SOWERBYS



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1 Constable Court

Commercial Road, Dereham,
Norfolk, NR19 1FF



Contemporary Two Bedroom Apartment

Immaculately Presented Throughout

Benefits from Underfloor Heating

Investment Opportunity as there is a Tenant in Situ

Allocated Parking

Town Centre Location



Discover modern comfort in the heart of Dereham with this charming two-bedroom ground floor apartment. Step into a cosy sitting room flooded with natural light, perfect for relaxing or hosting friends. The adjacent kitchen offers practicality with its modern appliances and ample space for culinary endeavours. Two well-proportioned

bedrooms provide comfortable living, while the bathroom offers a serene retreat with its tasteful fixtures. All rooms enjoy the convenience of electric underfloor heating.

The property benefits from an allocated parking space.

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



Kitchen
8'7" x 7'6"
(2.62m x 2.29m)



Bathroom
7'6" x 5'2"
(2.29m x 1.57m)

Approximate Floor Area
477 sq. ft
(44.31 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.

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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



Short description of where the photograph is here.

“The property is walking distance from the Dereham town centre.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric underfloor heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:-0665-2809-6852-9701-4681

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

Leasehold.

Length of lease: 104 years
 Annual Service Charge: £1,240 (paid 6 monthly)
 Annual Ground Rent: £50 (paid annually)

LOCATION

What3words: ///everyone.lengthen.once

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SOWERBYS



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