



THE STORY OF

13 Townshend Road

Dereham, Norfolk

SOWERBYS

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13 Townshend Road

Dereham, Norfolk
NR19 2YD

Detached Family Home

Ideal Location

Large Sitting Room

Garden Room

Four Double Bedrooms

Private Rear Garden

Workshop/Office Space

Double Garage and Off-Road Parking

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“Quietly tucked away with views of the trees in leaf.”

Positioned in a tranquil cul-de-sac on the highly sought-after Townshend Road, this fantastic home offers a prime location within walking distance of the golf course, local schools, and the bustling marketplace. The home boasts spacious and versatile living areas, and over the last twelve years, has provided the most comfortable place for the current family to grow up and fly the nest.

Initially you are welcomed into the porch, which leads to the centrally positioned hall. The spacious sitting room, accessed

via glazed double doors, is filled with natural light and features an in-keeping fireplace and a bay window with picturesque views of the green in front of the house. The sitting room opens into the garden, and adjacent is a lovely garden room, offering a more fluid layout between spaces in the summer months.

The ground floor includes a fully fitted kitchen/breakfast room, a separate dining room, a utility room, and a cloakroom, providing a high degree of flexibility for family life or entertaining.



Upstairs, there are four double bedrooms, two with en-suite shower rooms, and a main bathroom to serve the further two bedrooms, helping day-to-day living that little bit easier. Most of the bedrooms also come with built-in or fitted wardrobes providing ample storage.

“Peaceful, private and secure.”





Outside, the property features a gravelled driveway providing plenty of parking and leads to two tarmac spaces outside the double garage. This is equipped with twin doors, power, and lighting.

The rear garden is mainly laid to lawn, adorned with various flower beds, shrubs, and trees. It also includes a decked area with a pergola, which has been wonderful for enjoying in the summer evenings.

There is side access to the front of the property and it is all enclosed by panelled fencing to create the all-important private space. The garden also offers a potential workshop/office space, ideal for working from home or a great entertaining space.



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.



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.

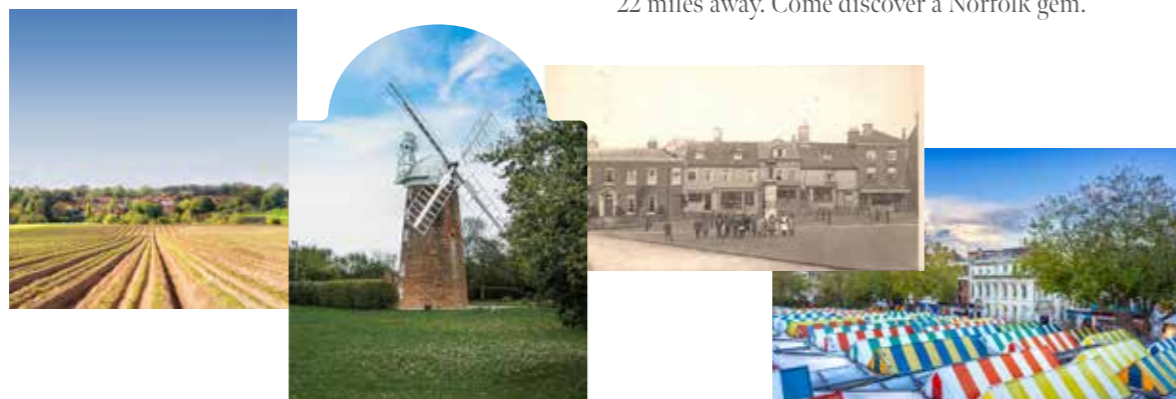
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line 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



“Tucked away, but within walking distance to the town and lots of country walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Central heating to be confirmed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2700-6886-0022-4120-3623

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

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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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