



THE STORY OF
12 Townshend Road

Dereham, Norfolk

SOWERBYS

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12 Townshend Road

Dereham, Norfolk,
NR19 2YD

Detached Family Home

Accommodation Stretching to Over 1,700 Sq. Ft.

Four Double Bedrooms

Family Bathroom and Two En-Suites

Large Sitting Room

Double Garage

Conservatory

Dining Room

Mature Garden

SOWERBYS DEREHAM OFFICE

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“...a spacious and welcoming family home.”

Located in the historic market town of Dereham is this wonderful four bedroom detached family home, conveniently located within the town being only a short walk from all the amenities Dereham has to offer.

Stepping into the property we arrive in a central hallway, to the left is a large sitting room which stretches the width of the property and leads into a large conservatory. On the opposite side of the hallway is a separate dining room, and the kitchen with breakfast bar and views out on to the garden.

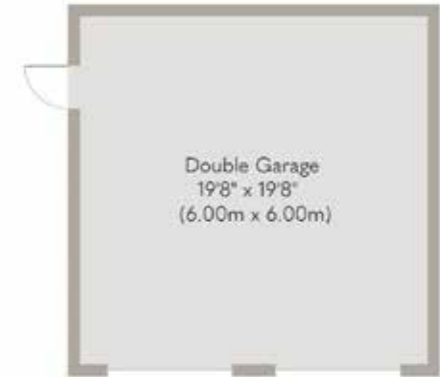
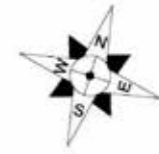
Upstairs there are four double bedrooms, the primary having sole use of the private en-suite, and the second bedroom also having an en-suite. The remaining two bedrooms share the family bathroom.

Outside, and to the rear the property is mainly laid to lawn with a few mature shrubs on the boundary. A paved entertaining space to the side catches the sun for most of the day. To the front there is a lawned area with a concrete driveway providing parking space for several cars, and a double garage.

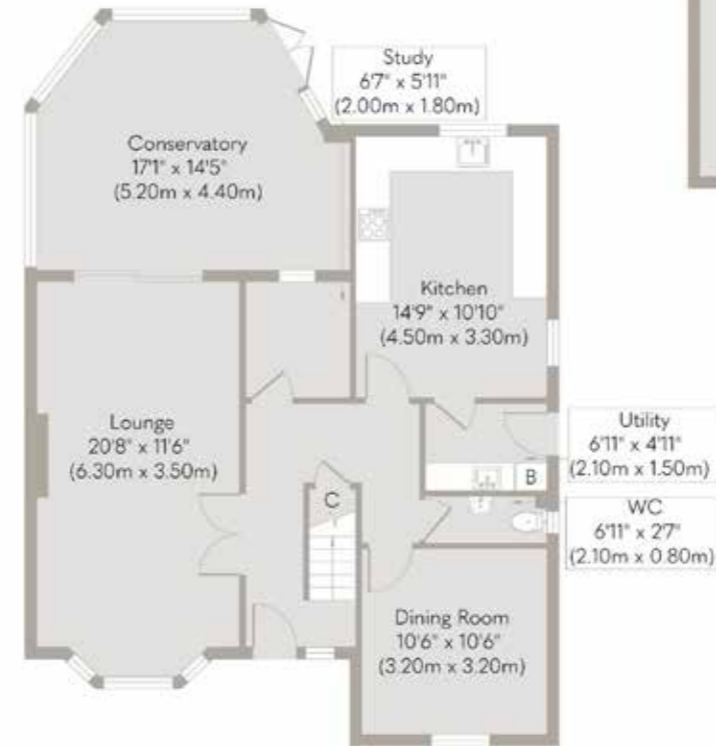




First Floor
Approximate Floor Area
727 sq. ft
(67.54 sq. m)



Double Garage
19'8" x 19'8"
(6.00m x 6.00m)



Ground Floor
Approximate Floor Area
980 sq. ft
(91.01 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.





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



Dereham town centre

“Dereham is fabulous for an afternoon spent browsing - with historic landmarks and many independent shops.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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

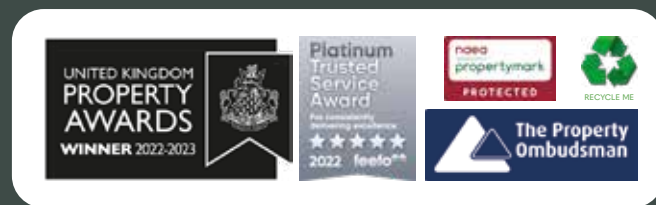
Freehold.

LOCATION

What3words: ///conspire.series.fewest

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