



Garden House  
Dereham | Norfolk | NR19 2DZ

## AN IMAGINATIVE & WELCOMING HOME



Within walking distance of the centre of the thriving market town of Dereham and yet located in a sheltered position down a private driveway, this 1930s detached family home on a raised plot has been completely updated and added to by the present owners. The interior is superbly presented throughout and comprises three/four bedrooms (one with an en suite and nearby dressing room), a family bathroom, a large living room, and a kitchen adjoining a dining room which opens out onto a sizeable balcony area. Outside, there is a terraced area partially covered by a pergola which leads down to an ornamental pond. The garden is laid to lawn with established planting, and there is a double carport and a summer house.



# KEY FEATURES

- Attractive and imaginative house in an elevated position
- Fabulous accommodation with first floor Reception Room
- Stunning Kitchen Diner
- Three/Four Bedrooms and Two Bathrooms
- Beautifully designed Garden with Pond
- Summer House and Car Port
- Central location in the popular town of Dereham
- Just minutes' walk from shops and amenities
- Total Accommodation extends to 1965sq.ft
- Energy Rating C

## Updated and Improved

"We purchased the property in 2018 primarily because of its fantastic location which gives incredible seclusion with a very short walk into town to all the amenities," the current owners explained. "We could also see the potential of turning a rather dated house into a modern, attractive and very different home. We moved a very short distance just to obtain this wonderful home, and we absolutely adore it and are only selling it because we have reached an age when we have finally admitted that we need to downsize!"

"The house stands on the site of a former nursery which probably resulted in the name Garden House. When the postman first delivered our post, he told us that he had been delivering the mail for fifteen years and didn't know that our house existed!"

"We have totally renovated the house and, to demonstrate this, the only room that didn't have a wall removed was the upstairs toilet! Everything – and I mean everything – from electrics to plumbing, heating, windows and flooring etc. has been changed. The views from upstairs give us the most spectacular sunsets and having moved the lounge, kitchen and dining room upstairs, it's a bit like living in the trees." There is a burglar alarm and CCTV also the tank in the utility room is set up to connect to solar panels.

"In the relatively short time we've had the house, it has given us so many happy memories. From grandchildren camping in the garden to family barbecues and even playing games of rounders, cricket and football. Christmases, birthdays and dinner parties have been a joy because of the spacious areas for entertaining – forty people for afternoon tea is our record! During lockdown we even had our daughter's family staying downstairs while keeping remote from us living upstairs, the only drawback being that we had to go out of the front door and through our bedroom patio doors to go to bed!"





# KEY FEATURES

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However, our favourite part of the house is sitting on our private patio upstairs on a summer's evening enjoying a gin and tonic and looking towards the church!"

"What sets our home apart is the silence. For a property that is so close to town we are very fortunate to be as immersed in nature as we are, and we will miss everything about it once we have moved."

## The Garden

"The garden is almost as important as the house!" the owners said. "It is well stocked with many varieties of plants. At the moment the daffodils are in bloom in our orchard area which we planted in 2019 so it is yet to fully mature. We are fortunate to be visited by muntjac, and even native deer on one occasion – heron have visited our pond but that was to steal our lovely large goldfish, which are now replenished. Squirrels are plentiful, and birdsong is a lovely background noise."

## Ideal Location

"We love walking into town and catching one of the very frequent buses into Norwich; we have been to the cinema, out to dinner and even a fancy golf club afternoon tea party dressed in our finery. If not catching the bus, we can walk to the pub, cinema, leisure centre, doctor and dentist, all in Dereham town centre," the owners said.

A busy market town but still with a village feel, Dereham offers a wide range of shops, restaurants and cafes in addition to museums, cinema, a leisure centre, golf course and schools. For the nature lovers there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow. Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur parks, Pensthorpe nature reserve and woodland conservation park, and Thetford Forest Park.

Dereham is at the heart of Norfolk and provides easy access to both the celebrated North Norfolk coast as well as a quick hop into Norwich which offers a mainline rail link to London Liverpool Street and international airport.



















# INFORMATION

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## On Your Doorstep...

The market town of Dereham has a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

## How Far Is It To?...

Dereham can be found 12.5 miles south of Fakenham and 18.5 miles west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk).

The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions - Please Scan The QR Code Below

## What Three Words Location

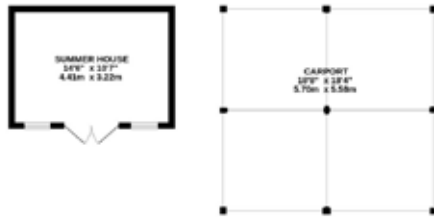
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[///simmer.tree.sprouting](https://www.threewords.com/)

## Services, District Council

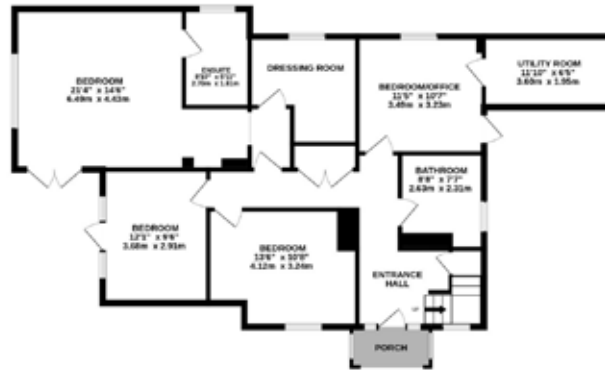
GFCH, Mains Water & Drainage  
Breckland District Council - Tax Band E  
Freehold



CARPORT  
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



SQ.M. DOES NOT INCLUDE CARPORT AND SUMMER HOUSE

TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 c	82 B



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



GARDEN HOUSE

GARDEN HOUSE  
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# FINE & COUNTRY

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