



THE STORY OF

17a Norwich Road

Dereham, Norfolk

SOWERBYS

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17a Norwich Road

Dereham, Norfolk
NR20 3AE

Contemporary High Specification Home

Secluded Position with Gated Private Driveway

Four Double Bedrooms with Two Featuring En-Suite

Open Plan Kitchen/Dining/Living Space

Private Wrap-Around Gardens

Impressive Principal Bedroom with Dressing Room

Full-Height Windows and Doors
Providing Excellent Natural Light

Underfloor Heating Throughout

Architecturally Designed

No Onward Chain

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



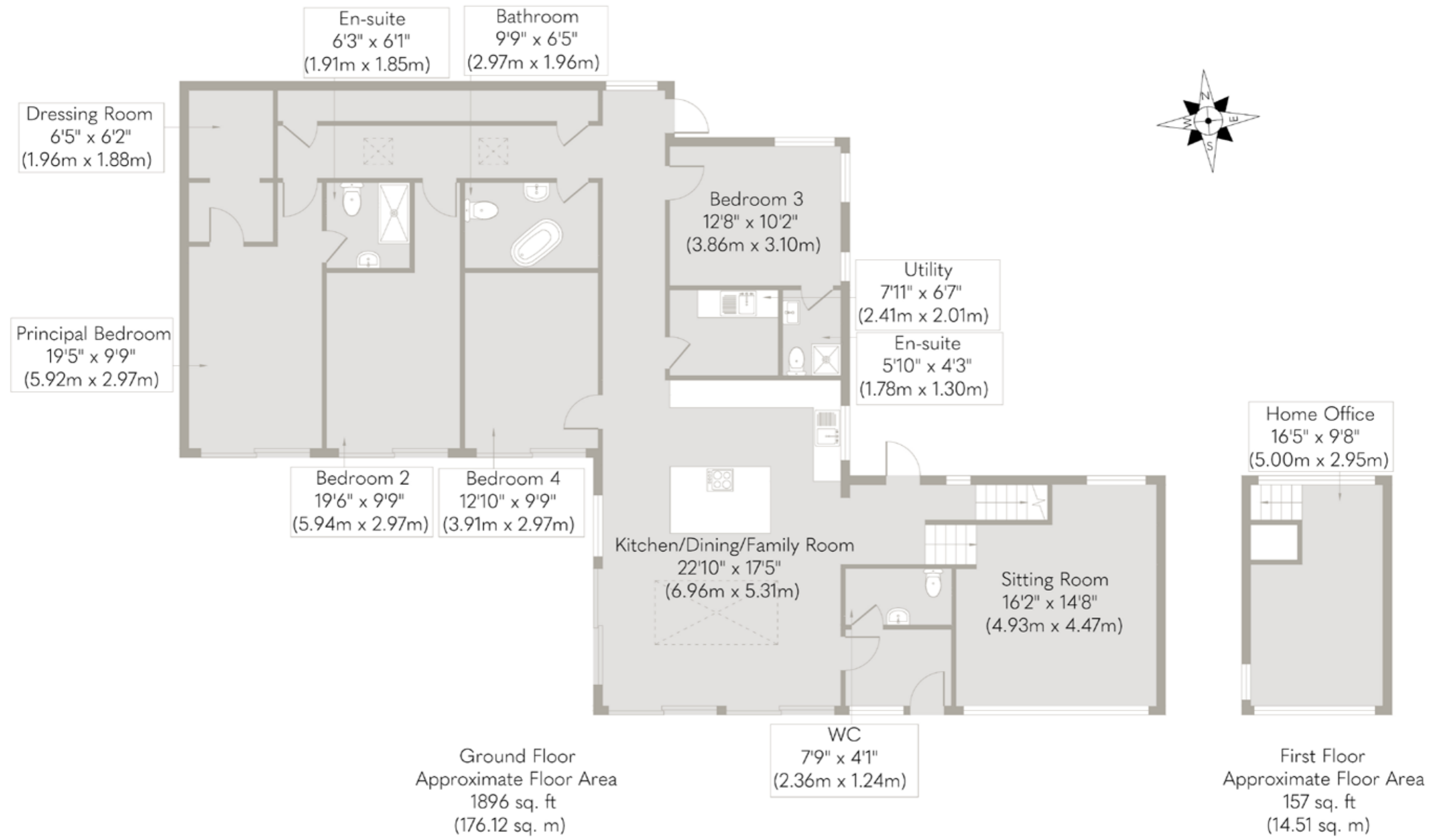
“We would describe our home as modern,
open and light.”

This exceptional detached contemporary home is situated at the end of a private driveway in the popular and well-serviced market town of Dereham. 17a Norwich Road was completed in 2016 and offers eco-friendly living combined with modern design.

Upon entering the property, you'll find a spacious entrance porch leading to an impressive open plan kitchen/dining room. The kitchen features a central island and a range of integrated appliances, making it a great space for entertaining. Natural light streams through skylights and sliding doors on the ground floor.

A distinctive feature of the property is the staircase leading to the sunken sitting room and the elevated home office in the east wing. The bedroom accommodation, offering views of the south-facing gardens, is located in the west wing. The bedrooms feature vaulted ceilings and large windows, with the principal bedroom suite boasting a dressing room and a stunning en-suite shower room. Bedroom two also has its own en-suite. Additionally, the property includes a cloakroom, utility room, and ample storage 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.



The landscaped private gardens can be accessed from multiple points in the home, allowing you to enjoy the different orientations throughout the day. The meticulously planned gardens include an elegant, raised seating and BBQ area, as well as a larger space accessible from three

bedrooms. There is also a lawned garden to the rear of the property.

The private shingled driveway provides parking for several vehicles, with potential for building a cart lodge or garage, subject to obtaining the necessary planning consent.





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.

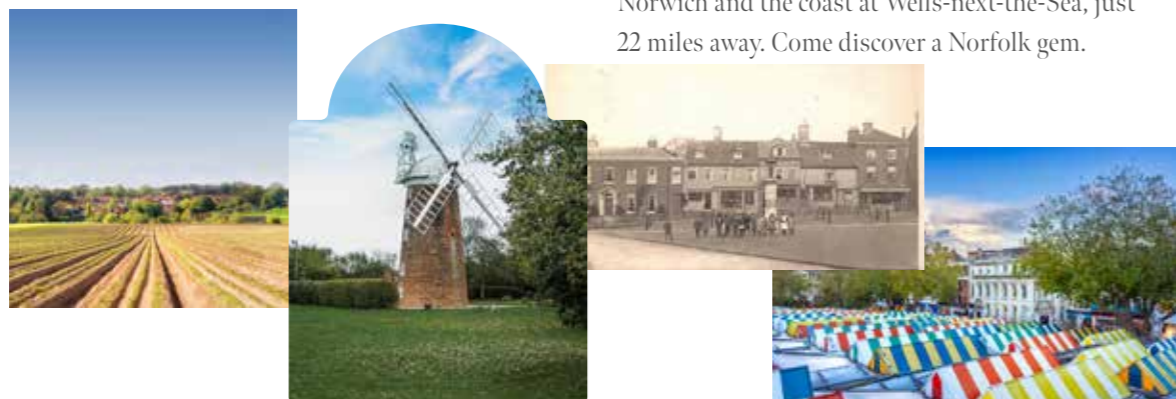
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line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



“This is the first contemporary home we lived it and it brought us closer together as a family, particularly when preparing dinner.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating with underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. ref:- 9942-3866-7902-9126-2655

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: ///noodle.plantings.spots

AGENT'S NOTE

Please note a few photos have been virtually staged.

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.

SOWERBYS



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