



THE STORY OF

Summerfield House

Dereham, Norfolk

SOWERBYS

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Summerfield House

45 Norwich Road, Dereham
NR20 3AS

Detached Victorian Residence Built in 1882

Accommodation Stretching to Over 4,550 Sq. Ft.

Five Double Bedrooms in the Main House

Five Reception Rooms

Coach House which has been Converted to a
Two-Bedroom Self-Contained Annexe

Large, Private, Part-Walled Garden

In and Out Driveway

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“...period features such as coving, ceiling roses, bay windows, and picture rails...”

Located in the charming market town of Dereham, this beautiful five-bedroom detached Victorian home is situated on one of the most desirable streets in town. The property features a spacious plot with a coach house at the back, which has been converted into a two-bedroom self-contained annexe.

Built in 1882 during the Victorian period, the house boasts a striking white stucco façade designed in a Regency style. The property is tucked away behind a large mature hedge and gating, offering a high level of privacy.

On the ground floor you are greeted by, two grand reception rooms with period features such as coving, ceiling roses, bay

windows, and picture rails. The left-hand reception room opens onto a private terrace, perfect for enjoying a morning coffee in the sun.

Further into the property, you'll find three additional spacious reception rooms, currently used for business purposes by the current owner. The ground floor also includes a large kitchen/dining room with a feature log-burning stove.

Upstairs, there are five double bedrooms, with the principal bedroom suite being a stand out feature. The principal bedroom is exceptionally spacious and includes a large en-suite bathroom and a separate WC. The top floor also houses a large family bathroom.







Outside, the property features a private semi-walled garden with a lawn, mature shrubs and trees. Additionally, there is a coach house, which has been converted into a two-bedroom self-contained annexe. This versatile space is currently rented out as offices but could be transformed into an Airbnb or extra accommodation for family and guests subject to relevant consents. Adjacent to the annexe, there is additional 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 misstatement. 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.



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8535-7221-3180-7924-8922

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: ///briskly.junior.heartburn

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