



THE STORY OF

13 Larks Place

Dereham, Norfolk

SOWERBYS



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13 Larks Place

Dereham, Norfolk
NR20 3UA

Well Presented Semi-Detached Home

Popular Cul-De-Sac Position

Three Bedrooms

Fitted Kitchen

Spacious Living Room

Family Bathroom and Cloakroom

Enclosed Garden

Garage and Driveway Parking

No Onward Chain

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Situated toward the end of a peaceful cul-de-sac on the periphery of the popular and well-served market town of Dereham you will discover this deceptively spacious three-bedroom semi-detached home.

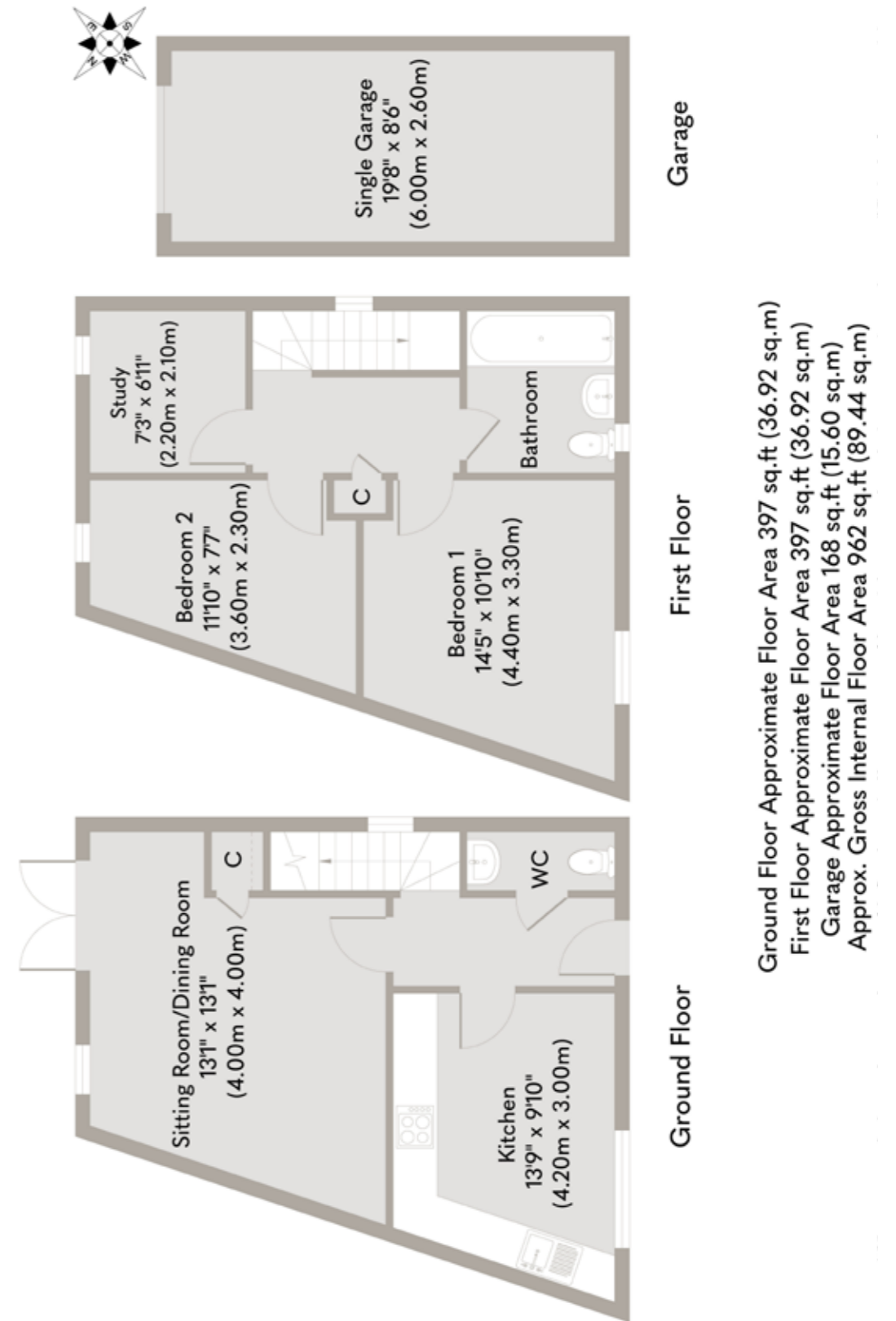
The property was built by the locally renowned and family-owned builders, Abel Homes. Featuring well-designed accommodation extending over two floors. Briefly comprising; entrance hall, cloakroom, fitted kitchen, living/dining room. On the first floor, three good sized bedrooms and the family bathroom.

Externally the property enjoys a delightful garden which is mainly laid to lawn, enclosed by a brick walled boundary to one side and fencing to the other. Gated access from the garden leads to the single garage and off-road parking for the property.



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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.

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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2610-3039-3206-2544-4200

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: ///conforms.milkman.documents

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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Air Ambulance

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