



THE STORY OF

12 Rowan Drive

Dereham, Norfolk

SOWERBYS



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12 Rowan Drive

Dereham, Norfolk
NR20 3TY

Spacious Detached Family Home

Extremely Well-Presented Throughout

Accommodation Extending to
Approximately 1,500 Sq. Ft.

Four Double Bedrooms and En-Suite to Principal

Two Reception Rooms and Conservatory

Delightful Fitted Kitchen with Appliances

Private Enclosed Rear Gardens,
South/West Aspect

Ample Driveway Parking

Double Garage

Vendors Found

SOWERBYS DEREHAM OFFICE

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An extremely well-presented detached family home, found in a mature cul-de-sac within leafy surrounds on the periphery of the sought after mid-Norfolk market town of Dereham.

The versatile accommodation extends over two floors to approximately 1,500 sq. ft. of living space with this delightful home's design incorporating a host of features to include four double bedrooms, all with built-in wardrobes/storage, en-suite facilities to the principal and a separate family bathroom. Two reception rooms, a large conservatory, fitted kitchen with a host of integrated appliances, utility and cloakroom.

The property enjoys underfloor heating to the ground floor and radiators to the first floor.

Externally, ample driveway parking for multiple vehicles and a double garage. Enclosed, rear gardens are the perfect spot for alfresco dining, they are highly secluded with a most desirable south/westerly aspect.



Moving to this house instantly gave us more space. Our children had a family room to play in, and a garden to spend more time outdoors.





First Floor



Garage

Ground Floor

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.



Note from the Vendor



“Our house has been a family home providing the ideal space for our family to grow and expand.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating with underfloor heating to ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9889-3040-8203-4194-0204

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: ///youth.clarifies.drivers

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SOWERBYS

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more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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