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THE STORY OF
43 Lisbon Road

Dereham, Norfolk

SOWERBYS



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43 Lisbon Road

Dereham, Norfolk
NR19 1XQ

Mid-Terrace Home

Open-Plan Living Room

Two Bedrooms

Private Garden

Allocated Off-Road Parking

Popular Location

No Onward Chain

SOWERBYS DEREHAM OFFICE

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This two bedroom mid-terrace home, set in the well-connected village of Toftwood, offers a seamless blend of modern design and functionality, making it ideal for first time buyers or investors

Upon entry, the open-plan sitting and dining area reveals generous proportions, creating a flexible living space that accommodates both relaxation and entertaining. The adjoining kitchen is a study in practicality and style, with ample cabinetry, expansive work surfaces, and space for essential appliances, ensuring a seamless cooking experience.

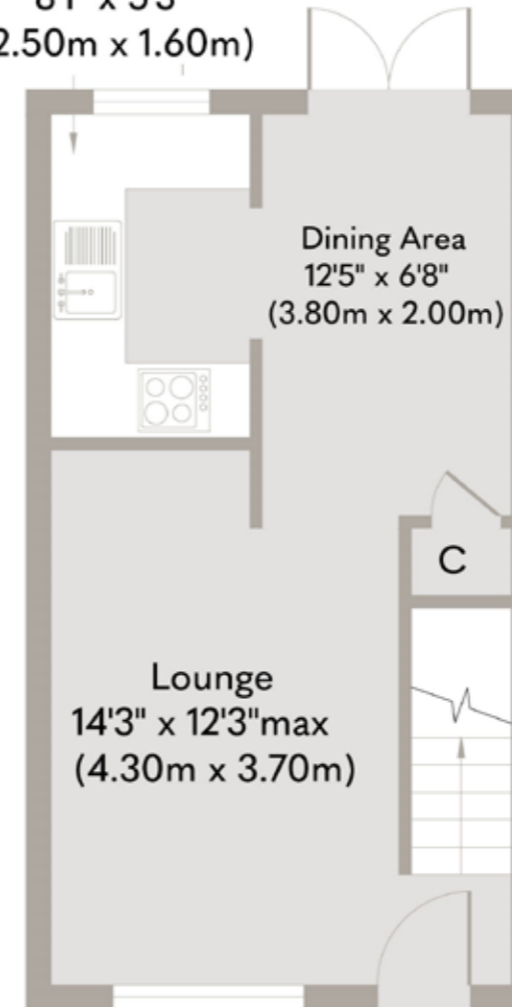
The first floor hosts two carefully designed bedrooms: a spacious double that provides a tranquil retreat and a versatile single room, perfectly suited as a home office or guest space. The bathroom, sleek and contemporary, is fitted with a shower over the bath, a wash basin, and a WC.

Outside, the home continues to impress with a private, enclosed rear garden, laid mainly to lawn with a patio for outdoor dining, and allocated off-road parking to the front.





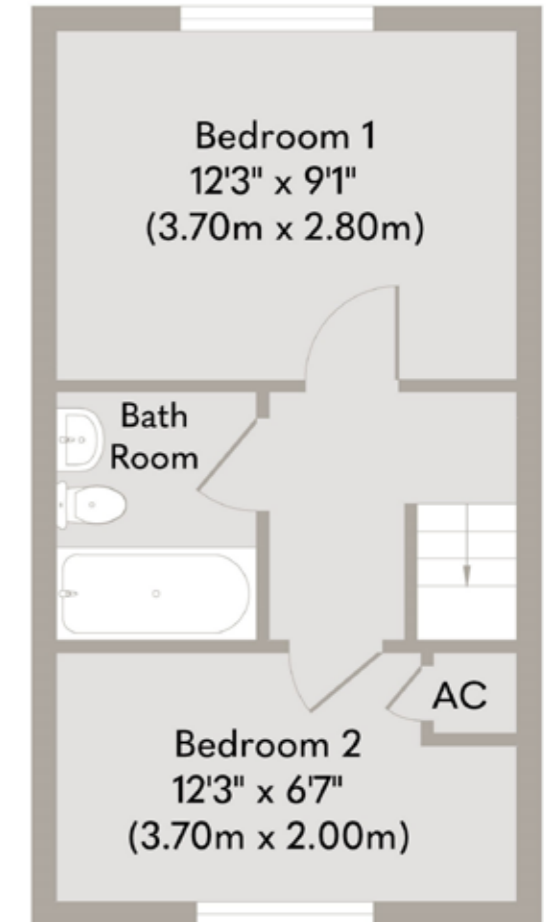
Kitchen
8'1" x 5'3"
(2.50m x 1.60m)



Dining Area
12'5" x 6'8"
(3.80m x 2.00m)

Lounge
14'3" x 12'3"max
(4.30m x 3.70m)

Ground Floor
Approximate Floor Area
279 sq. ft
(25.89 sq. m)



Bedroom 1
12'3" x 9'1"
(3.70m x 2.80m)

Bath Room

Bedroom 2
12'3" x 6'7"
(3.70m x 2.00m)

First Floor
Approximate Floor Area
279 sq. ft
(25.89 sq. m)

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



“With the town on the doorstep and so much to explore locally, this has been the ideal location.”



SERVICES CONNECTED

Main water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8671-6821-6460-4642-6902

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: ///thatched.market.presides

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SOWERBYS

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for the homeless

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Norfolk and
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