



Introducing
4 Oldfield Court
Dereham

SOWERBYS

Located within striking distance of the bustling Dereham town centre, this one bedroom fully furnished maisonette is presented in immaculate condition. Boasting generous dimensions throughout, the property is perfect for professional independents and couples alike. In brief, the accommodation comprises a fitted kitchen, sitting/dining room, principal bedroom, and bathroom. The property is available now on an initial 12 month tenancy.

Upon entering the property, prospective tenants are welcomed into the porch area, which is home to stairs leading to the first floor accommodation. The sitting/dining room is of impressive dimensions and furnished with a sofa in addition to a small dining table. The neighbouring fitted kitchen features a wealth of both cupboard/worktop units and will be a joy for food preparation.

Stairs from the first floor landing lead to the second floor, which is home to the primary double room, fully furnished with all traditional contents and the bathroom featuring bath, wash basin and WC.

The property has electric heating and is available now on an initial 12 month tenancy.

The heating has been upgraded to highly efficient Fischer Future radiators with independent room programmable thermostat controls

DEREHAM

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.

AGENTS NOTES

No Pets

Available Now

Electric Heating

Fully Furnished Property

12 Month Initial Tenancy

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: ///distanced.attic.sharp



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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