

Rowan Drive, Dereham

SOWERBYS

This modern two bedroom end terraced house is situated on the popular Mill View Orbit Homes development within striking distance of the bustling Dereham town centre. Finished to a high specification throughout, in brief the accommodation comprises; two double bedrooms, modern fitted kitchen, sitting room, bathroom and downstairs cloakroom. Available from 16th September 2025.

Upon entering the property prospective tenants are welcomed into the entrance hallway, which provides access to the ground floor accommodation. The modern fully fitted kitchen boasts an abundance of both cupboards/worktop space and is inclusive of integral fridge freezer, washing machine and electric oven with gas hob. The kitchen also has useful space for a small dining table. The sitting room features impressive dimensions with space for all desired contents and furnishings and is complete with French doors leading out to the rear patio. To finish the ground floor accommodation, prospective tenants will find a cloakroom with WC and wash basin.

Stairs located in the entrance hall lead to the first floor, which is home to two double bedrooms, bathroom and utility storage cupboard. The primary bedroom within the property is a comfortable double room with space for all desired contents and furnishings, with views out over the private rear enclosed garden. The second bedroom, again a double room, would also make the ideal office/study for those working from home. The bathroom is finished to a high specification and features shower over bath, wash basin, WC and heated towel rail. Accessible from the landing is a useful storage cupboard, ideal for those household necessities. Externally the property has a neighbouring driveway with parking for two vehicles. The generous, enclosed rear garden is mostly laid to lawn with the addition of a patio area, perfect for any external contents or furnishings.

The property is fired by gas central heating, has double glaze UPVC throughout and is available unfurnished from 16th September 2025.

DEREHAM

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 smoking
Unfurnished
One pet considered
Available 16th September 2025

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. 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: ///mime.announce.scrub













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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