



Introducing
10 Milton Close,
Dereham

SOWERBYS

Nestled within one of Dereham's most popular developments just off Sandy Lane is this one-bedroom semi-detached house. Located just a short distance from the bustling town centre, this charming property comprises, in brief, an open-plan living area, kitchen, primary bedroom and family bathroom, along with a detached garden. The property is available from January 2026 for a minimum 12-month tenancy.

Upon entering the property, prospective tenants are welcomed into the open-plan living area which, offering impressive dimensions, provides space for all desired contents and furnishings. The kitchen features ample worktop and cupboard space and includes a brand-new electric oven and hob. There is also space for a washing machine and fridge-freezer.

A spiral staircase in the living area leads to the first-floor accommodation, home to the primary bedroom and bathroom suite. The primary bedroom is a comfortable double room with versatile space for furnishings, complete with a fitted wardrobe. The family bathroom includes a shower over bath, washbasin and WC.

Externally, the property benefits from a detached garden and allocated off-road parking for one vehicle. Fuelled by gas central heating, the property is available from January 2026 for a minimum 12-month initial tenancy.

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 NOTE

No pets.

No smoking.

Unfurnished.

Gas central heating.

Available January 19th.

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: ///doubts.frosted.frozen



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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