



Introducing
Stanton Close, Dereham

SOWERBYS

Tucked away along a private drive within an exclusive development, *Final Approach* is an executive five-bedroom detached home, beautifully presented with a stylish and contemporary finish throughout. Offering unrivalled tranquillity while remaining just a short walk from Dereham's thriving town centre, this exceptional property provides a rare opportunity to enjoy modern living without compromise. The home is available from **31st January** on an initial **12-month tenancy**.

Upon arrival, prospective tenants are welcomed into an impressive grand entrance hall, which leads seamlessly into the generous ground-floor accommodation. The bespoke modern kitchen is thoughtfully designed, offering an abundance of cupboard and worktop space, making it ideal for those who enjoy cooking and entertaining. The kitchen is fully equipped with a range of integrated appliances, including an electric induction hob, oven, dishwasher, microwave, and fridge freezer.

Adjoining the kitchen is a practical utility room, complete with a washing machine and tumble dryer, as well as a cloakroom featuring a wash basin and WC.

The cosy sitting room offers versatile dimensions to accommodate a range of furnishings and is enhanced by a fully operational wood burner. Beyond this, the ground floor is further extended by a formal dining room, perfectly suited for entertaining at any time of day. Bi-fold doors open directly onto an extensive private patio, seamlessly connecting indoor and outdoor living.

Stairs from the entrance hall lead to the first-floor accommodation. The principal bedroom is an expansive double room, benefitting from a walk-in dressing area and a luxurious en-suite featuring a walk-in shower, wash basin, WC, and heated towel rail. The second and third bedrooms are both comfortable double rooms with space for traditional furnishings. The family bathroom complements the bedrooms and is fitted with a shower cubicle, bathtub, wash basin, WC, and heated towel rail.

A further staircase leads to the second-floor accommodation. The fourth bedroom is another generous double room featuring a modern en suite with a walk-in shower, wash basin, WC, and heated towel rail. Completing the internal accommodation, the fifth bedroom is an impressive double room with its own walk-in dressing area and luxury en-suite.

Externally, the property is approached via a private gravel driveway, providing parking for two vehicles and access to a double garage with electric supply. The beautifully landscaped, raised, and fully enclosed garden features a spacious patio, low-maintenance lawns, and a timber storage shed. Beyond the garden, an enchanting area of woodland forms part of the boundary, offering a peaceful and scenic backdrop to be enjoyed throughout the seasons.

Final Approach is offered on an unfurnished basis and is available from **31st January** on an initial **12-month tenancy**.

AGENTS NOTE

Pets by Negotiation
Air Source Underfloor Heating
Available 31st January 2026
Available Unfurnished
12 Month Initial Tenancy

COUNCIL TAX

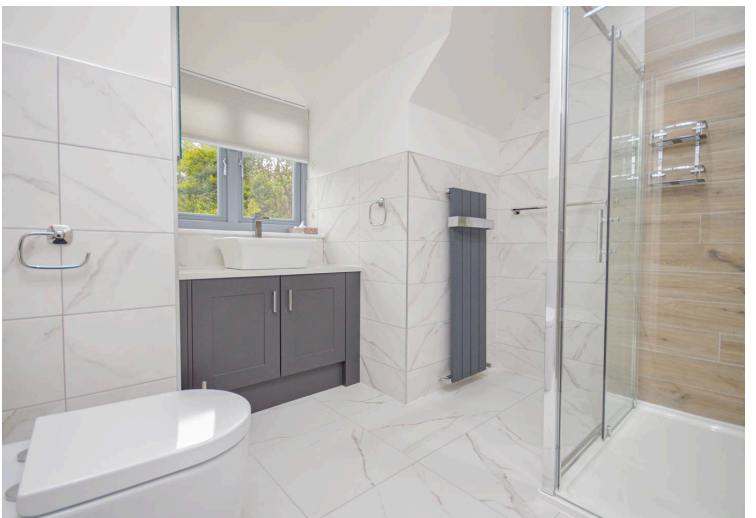
Band F.

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: [///princes.searching.difficult](https://www.what3words.com/?q=princes.searching.difficult)



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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