



Introducing
The Maltings,
Dereham

SOWERBYS

This one bedroom, newly renovated flat is located within walking distance of Dereham town centre.

On entering the property, you are greeted by an entrance hallway leading to the kitchen. The newly fitted kitchen offers a new oven and space for additional white goods.

Further accommodation comprises a spacious sitting room, one double bedroom and a newly refurbished bathroom with a shower over bath, wash hand basin and WC. There is also allocated secure underground parking for one vehicle.

Available Now on an initial 12 months 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.

COUNCIL TAX

Band A.

LOCATION

What3Words: ///scans.entrusted.nuzzling

AGENT'S NOTES

No Pets

Electric Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

E. 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.



SOWERBYS

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



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

