



12 William Cowper Close, Dereham

Dereham



Minors & Brady

# 12 William Cowper Close

Dereham, Dereham

Set on an impressive plot of approximately 1/3 acre stms, this renovated home offers a rare level of space and flexibility, combining a substantial main house with a fully self-contained annexe. At the centre of the property sits a striking open-plan kitchen, dining, and living area that connects seamlessly to a conservatory and out to the garden, supported by a generous utility room and thoughtfully arranged family accommodation. Four double bedrooms, an en suite, and a family shower room serve the main house, while the annexe provides independent living with its own kitchen, lounge, bathroom, and bedroom, all opening onto the garden. Extensive outdoor space, a large shed, a garden bar, off-road parking, and a garage complete a home that is equally suited to family living, multi-generational arrangements, or those seeking flexibility without compromise.

## Location

William Cowper Close is set within a well-established residential area of Dereham, positioned to the north of the town centre and within straightforward reach of everyday amenities. Dereham offers a wide range of facilities, including supermarkets, independent shops, cafés, schools and healthcare services, along with leisure options such as parks, sports centres and the Mid Norfolk Railway. The town also supports a strong community feel with regular local events and convenient public services. Road links are easily accessible, with the A47 providing direct routes towards Norwich, King's Lynn and the wider Norfolk region. Public transport connections are also available, offering regular bus services to surrounding towns and villages.

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Entry to the main house is via a wide hallway that immediately sets a sense of space and quality. Wood flooring extends underfoot and continues through much of the ground floor, paired with neutral tones and clean detailing. From here, accommodation opens into a large open-plan kitchen, dining, and living area that forms the central hub of the home.

The kitchen is arranged along one side of the room and fitted with shaker-style cabinetry, solid wood work surfaces, and tiled splashbacks in soft neutral shades. Integrated cooking appliances sit beneath a stainless steel extractor, while a window above the sink draws natural light across preparation areas. Recessed spotlights set within the ceiling beam provide both practical illumination and architectural definition, helping to subtly zone the space.

Positioned between the kitchen and the living areas, the dining space offers ample room for a full-sized table without interrupting circulation. Flooring flows seamlessly throughout, reinforcing a cohesive feel. Beyond this, the living area is generously proportioned and arranged around a feature fireplace with a wood-burning stove set on a tiled hearth and framed by a solid timber surround. Light enters from multiple aspects, creating a bright and welcoming environment suited to both everyday use and entertaining.



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French doors open from the open plan living space into the conservatory, adding a further reception space finished with durable flooring and full height glazing. French doors from the conservatory lead directly out to the garden, allowing easy movement between indoor and outdoor spaces and making this an adaptable room that can be enjoyed throughout the year. Located just off the kitchen, a notably spacious utility room enhances everyday practicality. Additional work surfaces, integrated storage, and plumbing for appliances are provided, alongside a ground-floor WC and external access, making this area both functional and discreet.

Stairs rise to the first floor, where four well-proportioned double bedrooms are arranged off a central landing. One bedroom includes built-in wardrobes, while the principal bedroom benefits from a dedicated en suite bathroom finished with modern fittings and tiled surfaces. A contemporary family shower room serves the remaining bedrooms, ensuring comfort for larger households.

Separate access leads into the annexe, which offers a substantial and carefully planned living environment that mirrors the quality of the main house while operating entirely independently. Entry opens into a fitted kitchen and dining area, arranged with cabinetry and work surfaces, with space for free-standing appliances to support everyday use. French doors open from the kitchen and dining area directly onto the garden, reinforcing the annexe's independence and outdoor connection. The annexe bathroom is positioned directly off the kitchen and is fitted with a panelled bath with a shower over, WC, and wash basin set within a vanity unit, complemented by tiled surrounds and durable finishes.

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Adjoining the kitchen space, a defined lounge provides a relaxed living area, finished with soft carpeting, neutral décor, and well-placed windows that allow natural light to move easily through the room. French doors open from the annexe lounge directly onto the garden, reinforcing the sense of independence and connection to the outdoor space.

Stairs rise to a bright first-floor landing within the annexe, where Velux windows introduce further daylight and enhance the sense of openness. Bedroom accommodation is well proportioned and comfortably arranged for double occupancy, with sloped ceilings adding character while retaining usable floor space.

Outside, the grounds extend across approximately 1/3 acre and have been arranged to make full use of the plot. The enclosed rear garden provides a wide expanse of lawn supported by paved pathways, established planting, and clearly defined seating areas. A large shed offers substantial storage or workspace potential, while a purpose-built garden bar creates an additional social space suited to entertaining and outdoor gatherings. To the front, off-road parking is available alongside access to a garage and further outbuildings, completing a home that offers scale, versatility, and a strong outdoor presence.

## Agents notes

Sold freehold, connected to all main services.

Gas Central Heating

Council Tax Band- C

Annexe Council Tax Band- A

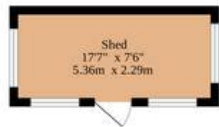


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Outbuildings  
215 sq.ft. (20.0 sq.m.) approx.

Ground Floor  
1291 sq.ft. (119.9 sq.m.) approx.

1st Floor  
968 sq.ft. (89.9 sq.m.) approx.



Sqft Includes Garage And Outbuildings

TOTAL FLOOR AREA : 2474 sq.ft. (229.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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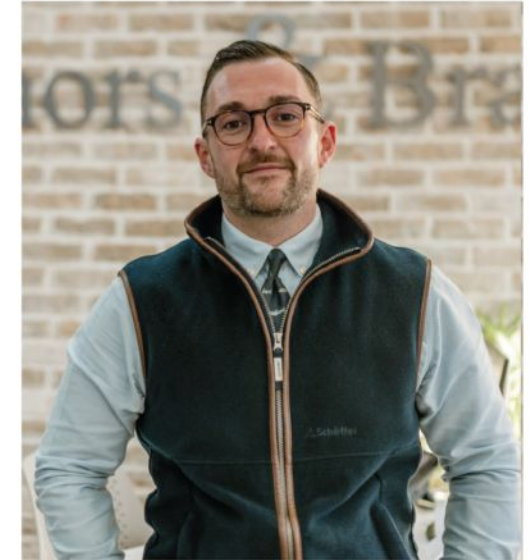
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