



Introducing  
Brunswick Close  
Dereham

**SOWERBYS**

Sowerbys are delighted to offer this two bedroom, semi-detached, modern home in the popular village of Toftwood. In brief the property comprises entrance hall, cloakroom, living room and kitchen on the ground floor with two bedrooms and the family bathroom upstairs. Available 1st February and offered unfurnished.

Upon entering the property prospective tenants are welcomed straight in to the spacious entrance hallway. The modern kitchen features a good amount of both worktop space and cupboards making it perfect for food preparation. The kitchen has room for a fridge freezer, washing machine and electric cooker. The main sitting room is of a fantastic size offering enough space for all desired living room contents and furnishings as well as a dining table. To finish the ground floor accommodation there is a cloakroom complete with WC and wash basin.

Stairs from the entrance hallway lead prospective tenants to the first floor accommodation. The primary bedroom is comfortably a double room with space for all desired contents and furnishings. The second bedroom is a large single room with fitted cupboard, alternatively this bedroom would make the perfect office/study for those working from home. To finish the first floor accommodation the family bathroom is complete with bath, wash basin and WC.

Externally the property has allocated parking via a driveway for one car to the front, along with ample on street parking. To the rear prospective tenants will find a rear enclosed garden featuring decking, patio and turfed areas with a wooden shed for external storage. There is also further external storage to the front of the property.

The property has electric heating, double glazed UPVC throughout and is available 1st February.

## **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 - [///printers.wonderful.claps](https://www.what3words.com/printer/wonderful.claps)

## **AGENT'S NOTES**

No Smoking

No Pets

Unfurnished

Available 1st February 2025

12 Month Initial Tenancy

Electric Heating

## **ENERGY EFFICIENCY RATING**

D. 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 organising and participating in events throughout 2025, along with making a donation for every home we sell.



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