



THE STORY OF

# 3 Luxembourg Way

*Dereham, Norfolk*

SOWERBYS





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# 3 Luxembourg Way

Dereham, Norfolk  
NR19 1XS

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Immaculate Detached Family Home  
Presented to a High Standard Throughout

Generous and Versatile Accommodation  
Arranged over Two Floors

Four Well-Proportioned  
Double Bedrooms

Flexible Study Providing Fifth  
Bedroom or Home Office Option

Principal Bedroom with Modern  
En-suite Shower Room

Spacious Lounge Ideal for  
Everyday Living

Separate Dining Room

Well-Equipped Kitchen  
with Utility Room

Insulated Summerhouse with Electricity

Double Garage with Ample  
Driveway Parking

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This immaculately presented detached family home offers generous and adaptable accommodation arranged over two thoughtfully planned floors, ideally suited to modern family life. Finished to a consistently high standard throughout, the property combines well-proportioned interiors with excellent ancillary space and a convenient position close to local schools, shops and everyday amenities.

The ground floor is arranged around a welcoming entrance hall that sets the tone for the accommodation beyond. A superbly sized lounge enjoys an abundance of natural light, creating a comfortable setting for both relaxing and entertaining. A separate dining room provides a more formal space for family gatherings and special occasions, while the well-appointed kitchen offers ample storage and worktop space, complemented by a practical utility room. A study adds valuable flexibility and may equally serve as a fifth bedroom or guest room, with a ground floor WC completing the layout.

To the first floor, four generous double bedrooms are arranged around a central landing. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a well-fitted family bathroom, ensuring excellent functionality for growing families.

Outside, the property continues to impress with well-maintained gardens providing space for both entertaining and everyday enjoyment. A private insulated summerhouse with electricity offers an ideal additional room for home working, hobbies or leisure use. Further benefits include a double garage and ample driveway parking. Overall, this is a high-quality, move-in-ready home offering space, comfort and practicality in equal measure.

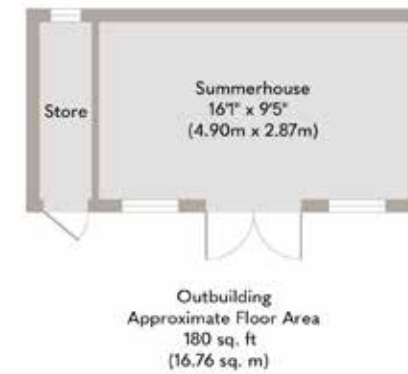
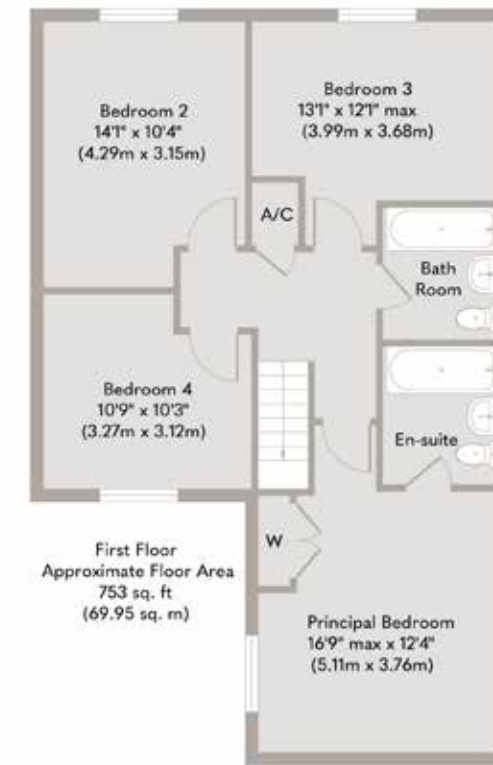




Conveniently positioned  
for access to local  
schooling, amenities and  
daily essentials.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Dereham

LOCATED IN THE  
MIDDLE OF NORFOLK

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.



## Note from Sowerbys



“An immaculately presented detached home offering refined and versatile family accommodation.”



### SERVICES CONNECTED

Mains water, gas, electricity and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:-2161-4825-9131-7456-0948

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///husbands.situates.measure

### AGENT'S NOTE

The property is owned by a Sowerbys member of staff.

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# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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