



Introducing
Westhorpe Road
Dereham

SOWERBYS

Upon arrival to the property, prospective tenants are welcomed into an entrance hall which, home to a cloakroom with wash basin and WC, leads to the well-proportioned ground floor accommodation.

The contemporary fitted kitchen features an abundance of both cupboard and worktop units, perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral gas hob, electric oven, fridge freezer and a washing machine. The open-plan dining area provides an ideal spot for reception throughout all times of the day.

Bathed in natural light, the elegant sitting room boasts adequate dimensions for all desired furnishings and is complete with french doors leading to a private rear patio.

Stairs in the entrance hall lead to the first floor bedroom and bathroom accommodation.

The principal bedroom within the property is a generous double room featuring built in wardrobes in addition to a luxury en-suite comprising a shower, wash basin, WC and heated towel rail.

The second bedroom is another comfortable double room overlooking the enclosed garden. The third bedroom is a single room which could alternatively be utilised as an office or study, ideal for those working remotely. Complementing the bedrooms, the bathroom comprises a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property benefits from a neighbouring driveway providing space for one vehicle which leads to a single garage with electric supply. The private enclosed garden features a patio and newly laid turf.

Available now on an initial 12 month 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 to be confirmed - new build.

LOCATION

What3Words: [///lifestyles.hired.sour](https://www.what3words.com/#!/lifestyles/hired/sour)

AGENT'S NOTES

No Pets

Gas Central Heating

Available Now

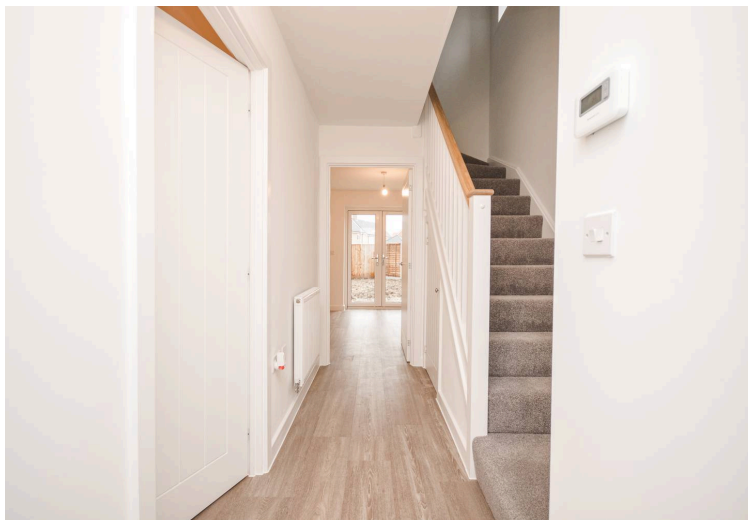
Unfurnished

12 Month Initial Tenancy

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.



SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

