



THE STORY OF

Russell House

Dereham, Norfolk

SOWERBYS



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Russell House

47 Commercial Road, Dereham, Norfolk
NR19 1AE

No Onward Chain

Beautifully Presented Georgian Home

Five Bedrooms with Principal En-Suite

Four Reception Rooms

Original Period Features Throughout

Located Close to Town Centre

Coach House with Annexe/Home
Office Potential (STPP)

In and Out Shingled Driveway

Enclosed Walled Gardens

SOWERBYS DEREHAM OFFICE

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Offered with no onward chain, Sowerbys are proud to present to the market this wonderful Georgian property, located in a highly desirable position, just a short distance from Dereham town centre. From the red brick to the characteristically high ceilings found throughout, this beautiful home exudes elegance and style with many original features which have been beautifully maintained by the existing owners during many enjoyable years at the property.

On the ground floor, the versatile and generous accommodation includes a stunning entrance hall, lounge, drawing room, dining room and kitchen/breakfast room complete with an Aga. Additionally, you will discover a delightful garden room spanning the full width of the property, a utility/boot room and a downstairs shower room.

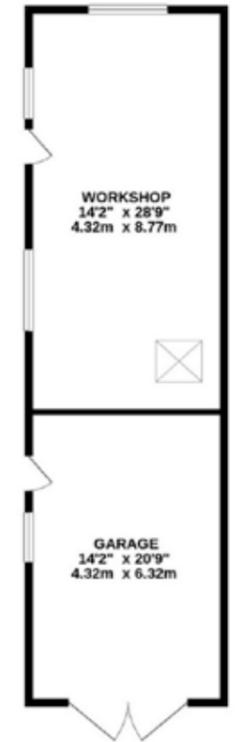
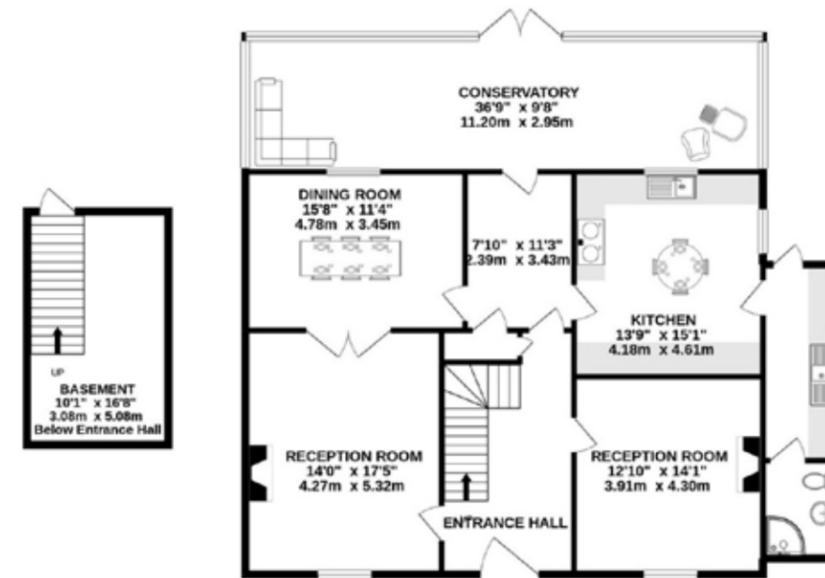
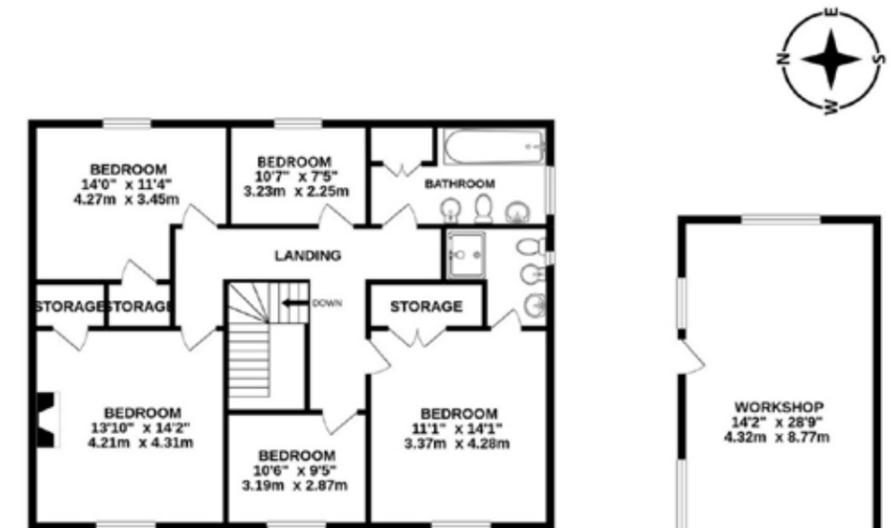
Upstairs, you will find five bedrooms, four of which are spacious doubles and with the principal bedroom enjoying an en-suite shower room.

The internal spaces are matched by the stunning gardens. The property is approached via a double entrance in and out gravelled driveway with a low brick wall and hedging to the front boundary providing a good degree of seclusion for the property. Access to the rear is provided via double gates inset into a high brick wall to the side of the property. Further driveway space can be found to the front of the coach house, part of which is configured to provide garaging and workshop space. The coach house could easily provide annexe or home office potential as required, subject to the necessary consents.



This beautiful home exudes elegance and style with many original features.





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



“A highly desirable position, just a short distance from Dereham town centre.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2787-3000-2300-7011

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: ///wire.aged.heartburn

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SOWERBYS

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