



SCRUMDIDDLYUMPTIOUS

THE STORY OF
37a Theatre Street
Dereham, Norfolk

SOWERBYS



THE STORY OF

37a Theatre Street

Dereham, Norfolk
NR19 2EN

High-Output Solar Energy System, Featuring 21
Solar Panels and Three Battery Storage Units

Set Off from the Main Road, Offering
a Private and Secure Plot

Multiple and Versatile Reception Spaces

Double Garage, Ample Off Road Parking
and EV Car Charging Point

Utility Room with WC and First
Floor Shower Room

Easy Access to Town Centre Amenities

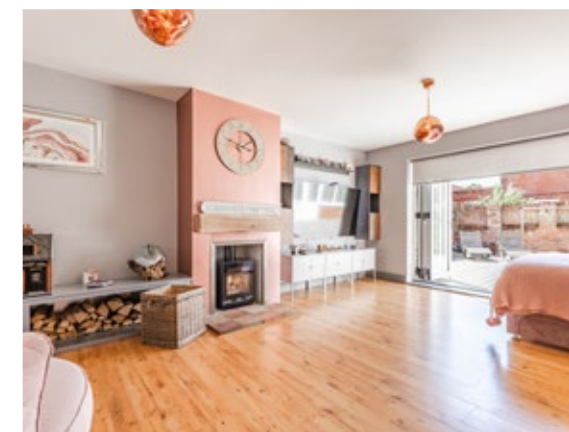
Immaculately Presented Throughout

SOWERBYS DEREHAM OFFICE

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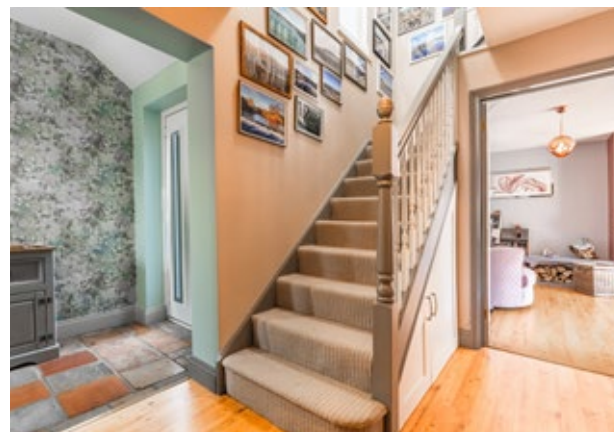
Set back from the main road in a private and secure position, 37a Theatre Street is a well-presented three-bedroom detached house offering a particularly practical combination of space, privacy, energy efficiency and excellent access to the amenities of Dereham town centre. The property is well suited to modern family life, with a flexible layout that provides multiple reception spaces and plenty of scope for different areas of the home to adapt to changing needs.

A major feature of the property is its high-output solar energy system, comprising 21 solar panels together with three battery storage units. This provides the home with an impressive renewable energy setup and the ability to make practical use of energy generated on site. Complementing this is an EV charging point, making the property well equipped for those looking to reduce both household energy consumption and reliance on traditional fuel. Outside, the property benefits from a generous amount of off-road parking as well as a double garage, providing excellent options for vehicles, storage, hobbies or additional workspace.

The accommodation also includes a useful utility room with WC, together with a first-floor shower room, adding to the practicality of the home and helping it function comfortably for busy households and visiting guests alike.

Immaculately presented throughout, the property offers the opportunity to move in with little immediate work required. Its combination of detached accommodation, flexible living space, substantial parking and garage provision, renewable energy technology and a convenient town location makes it a particularly appealing proposition.

The setting is well placed for enjoying the benefits of Dereham, with shops, cafés, restaurants, schools and everyday services within easy reach, while the town's location in central Norfolk provides access to the surrounding countryside and wider road network.

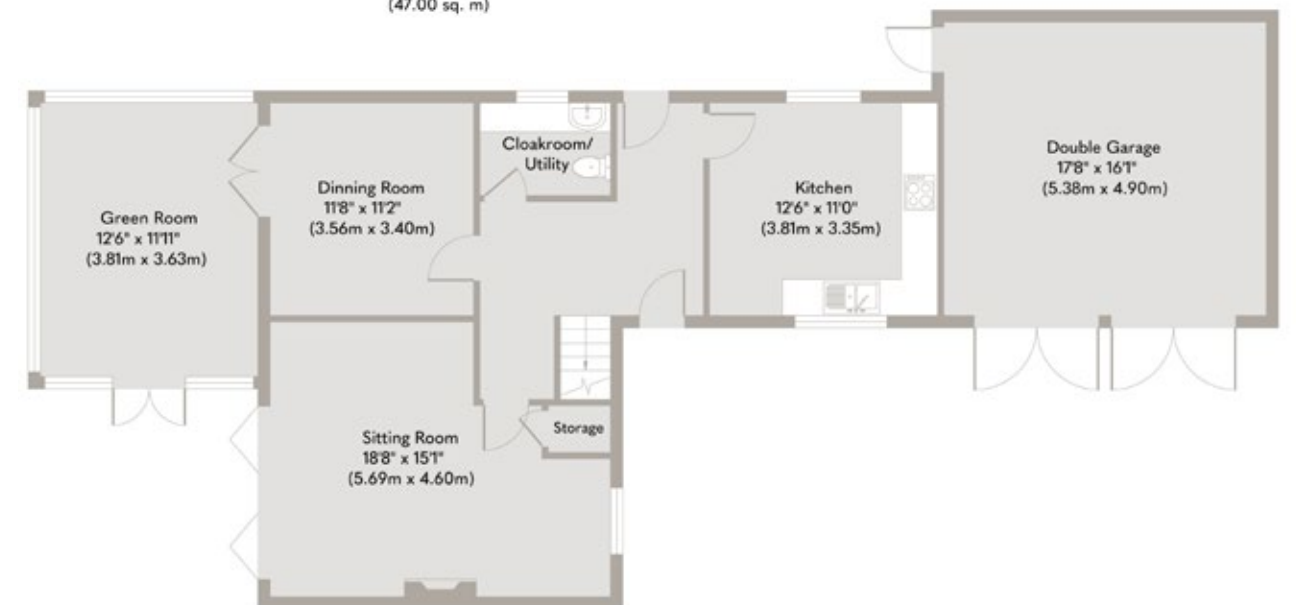


Private, practical and energy-conscious, a home ready for modern living.





First Floor
Approximate Floor Area
506 sq. ft
(47.00 sq. m)



Ground Floor
Approximate Floor Area
903 sq. ft
(83.89 sq. m)

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 private setting with all the convenience of Dereham town centre close at hand.”



SERVICES CONNECTED

Mains electricity and solar PV panels. Mains water and drainage. Air source heating and wood-burner.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0635-4420-2509-0288-5202.

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: ///packets.shuttle.adverbs

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SOWERBYS

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