



Quebec Road | Dereham | NR19 2DR

Asking Price £700,000

twgaze

# Quebec Road | Dereham | NR19 2DR Asking Price £700,000

This handsome detached five double bedrooms elegant home can be found on the prestigious Quebec Road, Dereham. With bay fronted lounge, dining room, study and fourth reception room this is an ideal property for a growing family. Full of charm and character this really is a beautiful property rarely available on the market.

- Elegant detached family home
- Five double bedrooms
- Bay fronted lounge with dual aspect windows
- Formal dining room
- Home office/study
- Kitchen and fourth reception
- Utility room and basement
- Large mature garden
- Brick built extended garage with workspace
- Driveway

## The Location

Dereham is a well-connected and historic market town in the heart of Norfolk, approximately 15 miles west of Norwich and within easy reach of the stunning Norfolk Coast. Situated along the A47, Dereham offers convenient road links to Norwich, King's Lynn and beyond, making it an attractive base for commuters while retaining a strong sense of community. The town provides a wide range of amenities including independent shops, supermarkets, schools, healthcare facilities and leisure options, alongside nearby countryside walks and green spaces. Combining market town charm with practical connectivity, Dereham is a popular choice for families, professionals and retirees alike.





## The Property

This handsome five double bedroom detached period residence occupies an impressive position on its own generous plot, offering substantial and highly versatile accommodation arranged over two floors. Retaining a wealth of character features, the property blends elegant proportions with practical family living. The welcoming entrance hall immediately sets the tone, with attractive tiled flooring and a striking feature banister rising to the first floor. The bay-fronted lounge enjoys a dual aspect, flooding the room with natural light and highlighting the high ceilings typical of homes of this era. A second bay-fronted reception room provides a formal dining space, comfortably accommodating a large table, ideal for entertaining and family occasions. The study offers a quiet and comfortable workspace with access through to the conservatory, which enjoys pleasant views over the garden. The fitted kitchen leads to a further reception room with an impressive picture window, a flexible space that has served a variety of uses over the years. A separate utility room and useable basement completes the ground floor accommodation. To the first floor, the landing is enhanced by a sash window overlooking the garden, creating a bright and airy feel and fantastic view over the garden an ideal view to start the day. There are two generous bay-fronted bedrooms to the front elevation, together with two further double bedrooms. The family shower room serves the main accommodation and separate w.c, a fifth double bedroom with adjacent box room which could be adapted to a shower room or dressing room and additional bathroom accessed via its own staircase from the ground floor presents excellent potential for annex-style living, guest accommodation or multi-generational use.

## The Outside

The property occupies a generous plot and is approached via a gravelled pull-in driveway set behind attractive wrought iron railings, providing ample off-road parking and access to an extended brick-built garage with workspace positioned to the side of the home. A particular feature of this residence is the beautifully established rear garden, where it is evident that considerable time, care and attention have been devoted over the years. Immediately upon stepping out from the rear door, an ornate veranda creates a charming seating area and acts as an elegant transition into the formal lawn. Beyond, a delightful sunken rockery shrub garden incorporates a pond, creating a peaceful focal point within the landscape. The garden offers a variety of seating areas designed to capture the sun throughout the day, making it ideal for both relaxation and entertaining. A winding pathway leads to a secluded working garden, thoughtfully arranged with a greenhouse, potting area and raised beds for fruit, vegetables and flowers. This productive space has yielded an abundance of home grown produce over the years and will undoubtedly appeal to keen gardeners.

## Freehold

Mains services, mains electric, mains drains and water

Council Tax G payable to Breckland



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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