



1 Howlett Close, Dereham

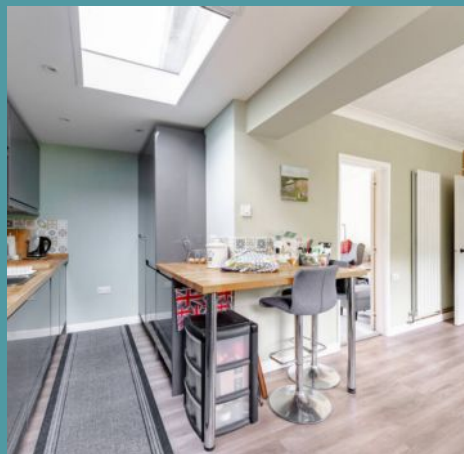
In Excess of £220,000



# 1 Howlett Close

## Dereham

Set in a quiet cul-de-sac in the thriving market town of Dereham, this extended semi-detached bungalow delivers effortless living. Ideal for those seeking to downsize in style, the property offers a spacious sitting room perfect for unwinding or entertaining, a light-filled L-shaped kitchen/dining area with quality finishes, and two generous double bedrooms—one flowing into a sunny, versatile sun room. The private, well-tended garden is a standout feature, with multiple places to sit and enjoy the peaceful surroundings, plus a summerhouse, greenhouse, and shed for added practicality. With ample parking and a location that blends quiet living with town convenience, this home is a perfect match for comfort and lifestyle.







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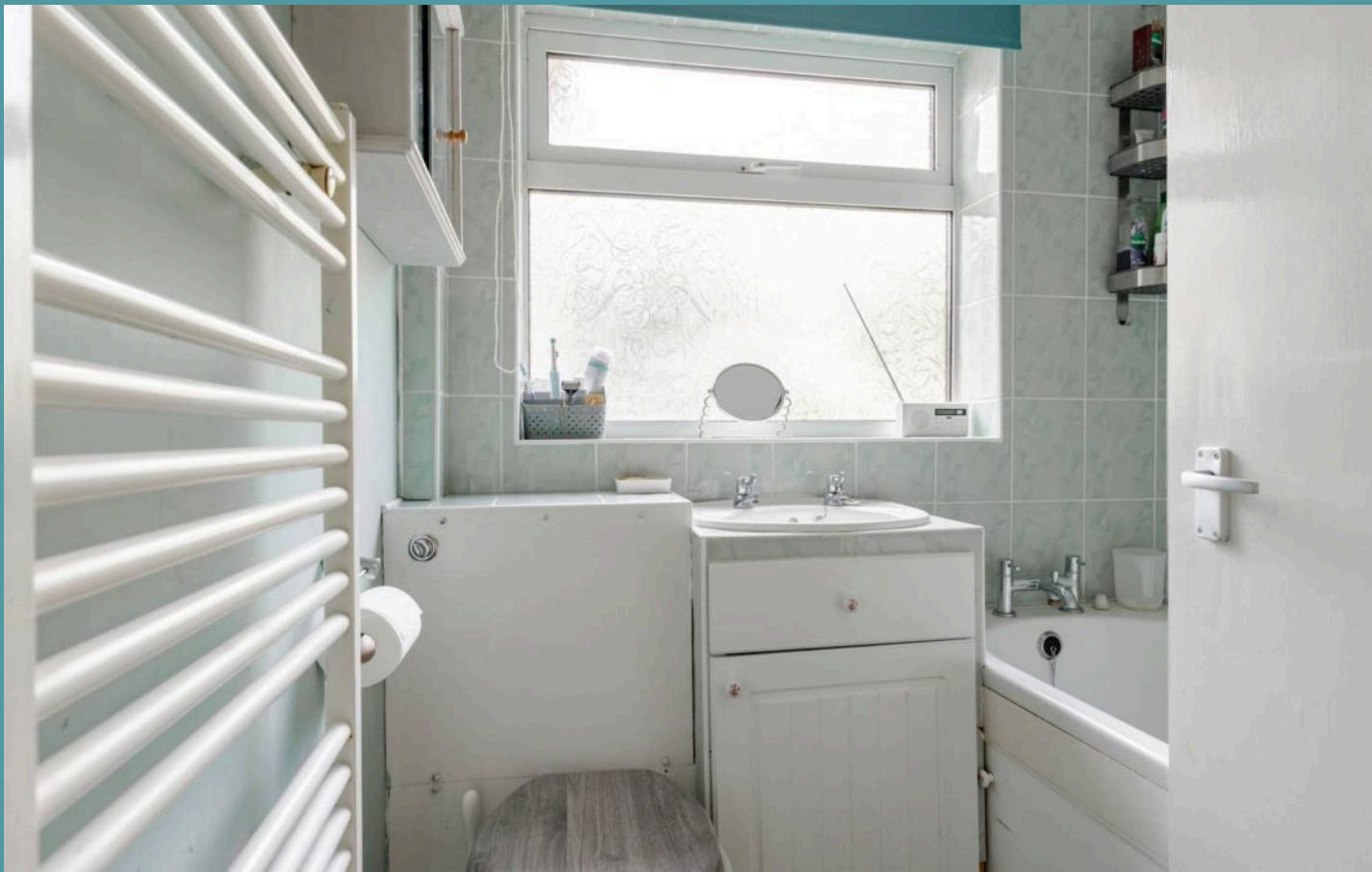
## Location

Howlett Close is a quiet residential cul-de-sac located in Dereham, a well-connected market town in central Norfolk. This peaceful street is ideal for families and retirees, offering a strong sense of community while remaining close to a wide range of amenities. Within walking distance are several local shops, including small convenience stores, a post office, and takeaway outlets. Larger supermarkets and high street retailers can be found in Dereham town centre, just a short drive or bus ride away. Families benefit from excellent educational options nearby, such as Toftwood Infant and Junior Schools, and Dereham Church of England Junior Academy, all of which have strong reputations. Secondary education is provided by schools like Neatherd and Northgate High Schools, both within a reasonable distance.

Healthcare needs are well served by nearby GP surgeries, dental clinics, and pharmacies, with Dereham Hospital also located less than two miles away. Public transport links are convenient, with regular bus services connecting Dereham to Norwich, King's Lynn, and surrounding villages. The A47 trunk road runs just south of the town, offering easy access for commuters heading toward Norwich or the Midlands.





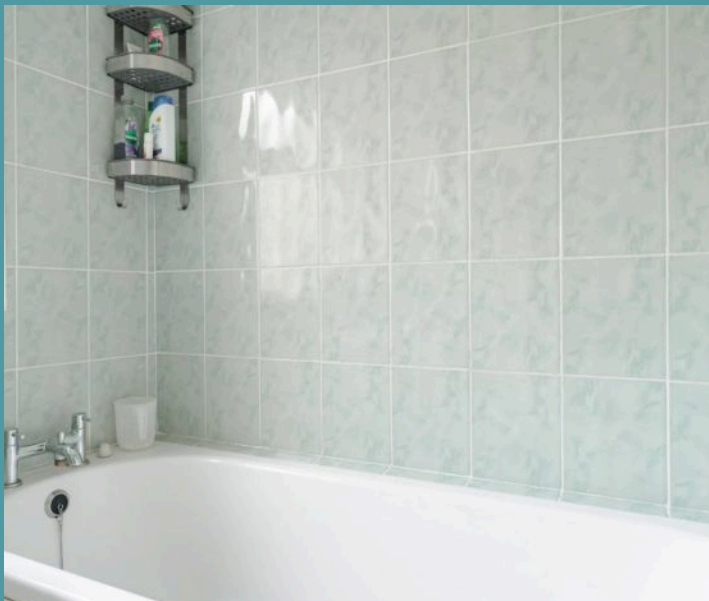


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### Dereham

Upon arrival, you're welcomed by a sense of calm and privacy, setting the tone for the lifestyle this property offers. The entrance hall is both warm and inviting, creating an immediate sense of home. From here, step into a generously proportioned sitting room—perfect for quiet evenings in or relaxed gatherings with friends and family.

At the heart of the home lies the beautifully designed L-shaped kitchen and dining area. This open-plan space has been thoughtfully fitted with high-quality cabinetry and a full suite of integrated appliances, including an oven, microwave, gas hob, dishwasher, and fridge/freezer. A skylight overhead floods the space with natural light, creating a bright and uplifting atmosphere that's perfect for morning coffees or evening meals shared with loved ones.



The bungalow flaunts two spacious double bedrooms, each offering comfort and privacy. One of the bedrooms leads seamlessly into a charming sun-room—extending the reception space, allowing you to enjoy the outdoors within the comfort of your home.





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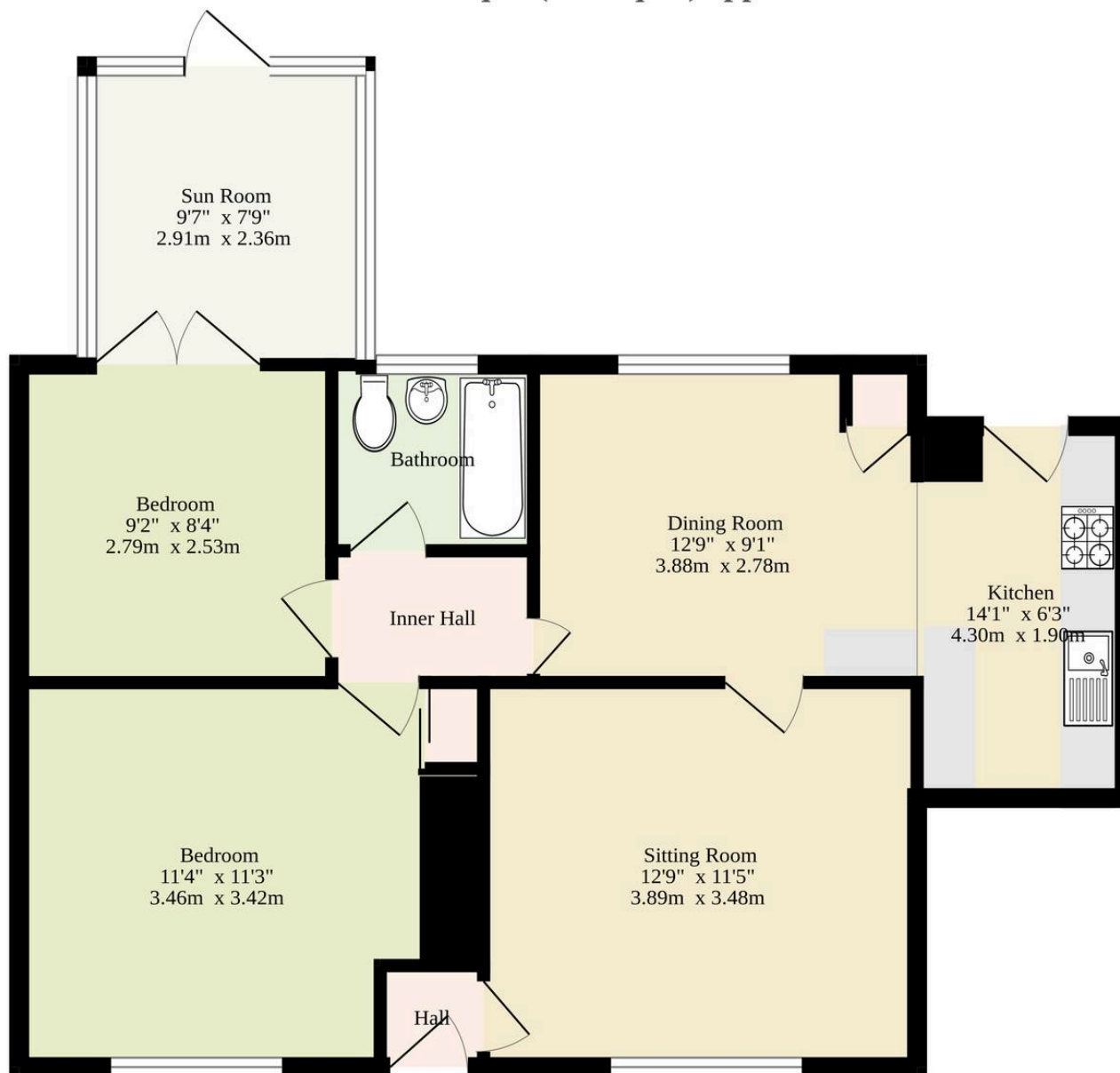
## Dereham

Step outside and you'll discover a well-established, private garden that's a true highlight of the property. Thoughtfully landscaped, it features several seating areas ideal for alfresco dining or simply enjoying the sunshine. There's a laid to lawn bordered by mature planted beds, and the garden also benefits from a summerhouse, a greenhouse, and a timber shed/workshop—perfect for gardening enthusiasts or those in need of additional storage. Completing the lifestyle on offer is a private driveway with ample off-road parking for multiple vehicles.

- Extended semi-detached bungalow positioned down a quiet cul-de-sac, in the market town of Dereham
- Perfect for someone looking to downsize without compromising on comfort and style
- Spacious sitting room inviting relaxation and entertaining
- L-shaped open-plan kitchen/dining room equipped with quality cabinetry, an integrated oven, a microwave, a gas hob, a dishwasher and a fridge/freezer
- Two double bedrooms, one leading into a versatile sun-room
- A well-established garden that is enclosed, featuring several seating areas, a laid to lawn, planted beds, a summerhouse, a greenhouse and a timber shed
- A driveway providing off-road parking for multiple vehicles
- Close to a wide range of amenities within the town centre, including shops, schools, healthcare



**Ground Floor**  
**690 sq.ft. (64.1 sq.m.) approx.**



**TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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