



Flat 4, The Old Manor House, 27 Church Street

Dereham



Minors & Brady

## Flat 4

The Old Manor House, Dereham

Set within The Old Manor House on Church Street, this first-floor apartment offers well-proportioned accommodation with a practical and easy-to-maintain layout, making it well-suited to first-time buyers, investors, or those seeking a conveniently located home. The property combines character from the building itself with a straightforward internal arrangement that supports modern-day living, with open-plan space for everyday use and a clearly defined bedroom area.

With a secure entrance system and allocated parking to the rear, it provides both convenience and peace of mind, while its central position places local amenities, shops, and transport links within easy reach.



## Flat 4

The Old Manor House, Dereham

- First floor apartment set within a character building
- Well proportioned layout suited to first time buyers or investment purchasers
- Secure entrance system providing controlled access
- Open plan kitchen and living area with dual aspect windows allowing for good natural light
- Fitted kitchen with oven and hob, along with space for freestanding appliances
- Generous double bedroom with dual aspect windows
- Ensuite bathroom fitted with bath and shower over, WC and wash basin
- Allocated parking space located to the rear of the building

Council Tax band: A

Tenure: Leasehold

Maintenance charge - £1732.07 p/a.

Grout rent - £271.25 p/a

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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### Location

Situated along Church Street in the well-served market town of Dereham, this location offers a convenient and established setting with a wide range of amenities close at hand. The town centre is within easy reach, providing supermarkets, independent shops, cafés, and healthcare services, along with regular public transport links connecting to Norwich and surrounding villages. Dereham also benefits from schooling for all ages and a selection of leisure facilities, including parks and a golf course.

The surrounding Norfolk countryside is easily accessible, offering open green spaces and scenic routes for walking and cycling, making this a practical yet appealing location for a variety of lifestyles. The area also enjoys a strong sense of history and character, reflected in its architecture and long-standing community presence.

### Church Street

Accessed via a secure entry system, the apartment opens into an entrance hall fitted with an intercom, providing a practical arrival point with access through to the main living space.



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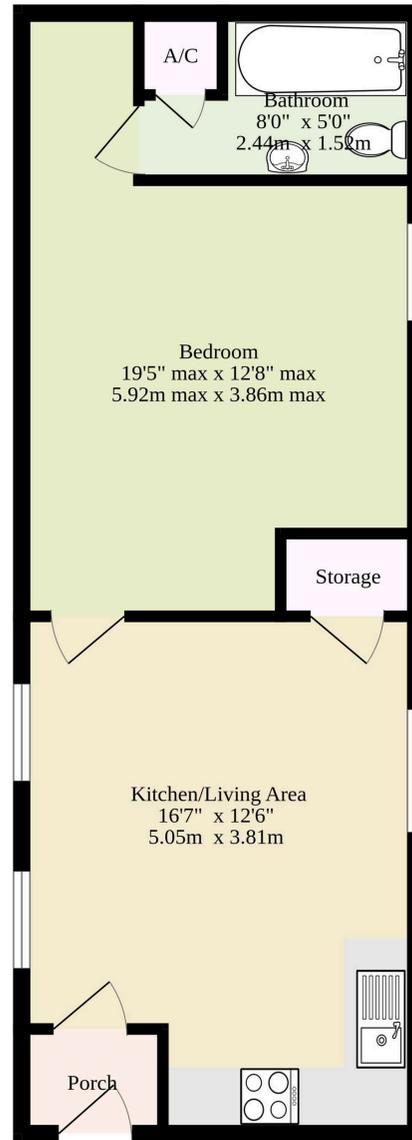
The kitchen and living area is arranged in an open plan layout, creating a functional and sociable space for everyday use. Dual aspect windows to the front and rear allow for a good level of natural light throughout the day. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a sink and drainer, fitted oven and hob, and space for additional appliances including a fridge freezer and washing machine. There is sufficient room within the space for both seating and dining, making it adaptable to a range of lifestyles.

Positioned separately, the bedroom is a generous double with dual aspect windows, offering a bright and comfortable setting with space for additional furniture as required. A door leads through to the ensuite bathroom, which is fitted with a bath and shower over, WC, and wash basin, along with a heated towel rail and practical finishes. Additional storage is available within the apartment, supporting day to day organisation.

Externally, the property benefits from one allocated parking space located to the rear of the building. Positioned within close reach of local amenities and transport links, this apartment offers a convenient and accessible setting suited to a range of buyers.



Ground Floor  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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