



37 Becclesgate, Dereham

Guide Price £240,000



# 37 Becclesgate

Dereham, Dereham

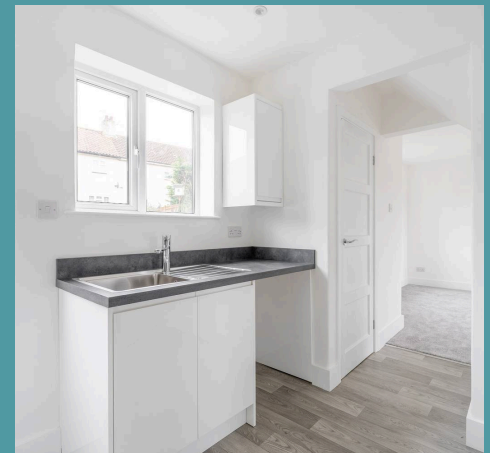
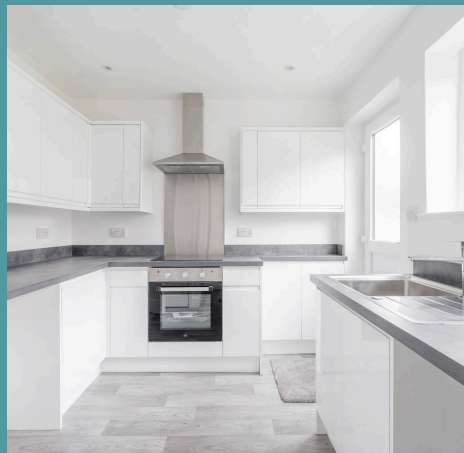
Guide Price: £240,000-£260,000. A stunning transformation, this fully renovated three-bedroom semi-detached home is a true gem, offered with no onward chain for a hassle-free move.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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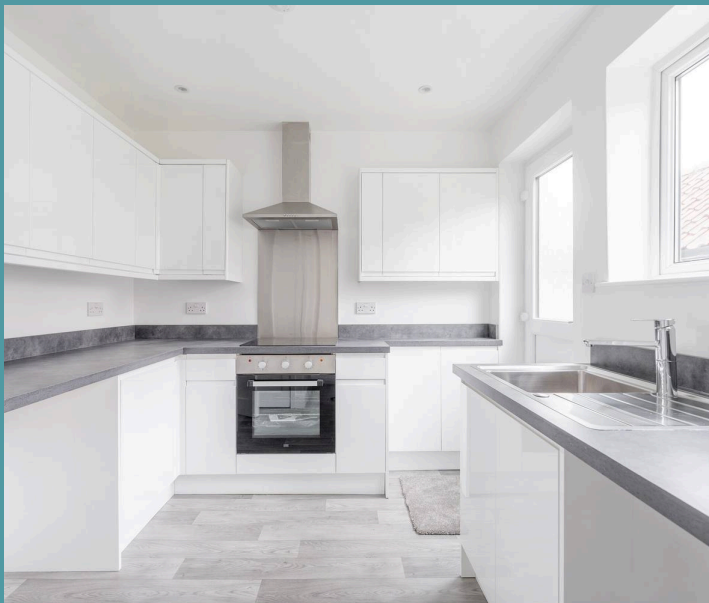
Guide Price: £240,000-£260,000. A stunning transformation, this fully renovated three-bedroom semi-detached home is a true gem, offered with no onward chain for a hassle-free move. Designed for modern living, every detail has been meticulously upgraded, including a brand-new heating system and wiring (EICR certified). Located just a short stroll from Dereham town centre, the property combines contemporary comfort with everyday convenience. With a dual-aspect lounge, a stylish fitted kitchen and both a bathroom suite and first-floor cloakroom, this home delivers functionality and elegance in equal measure.

### The Location

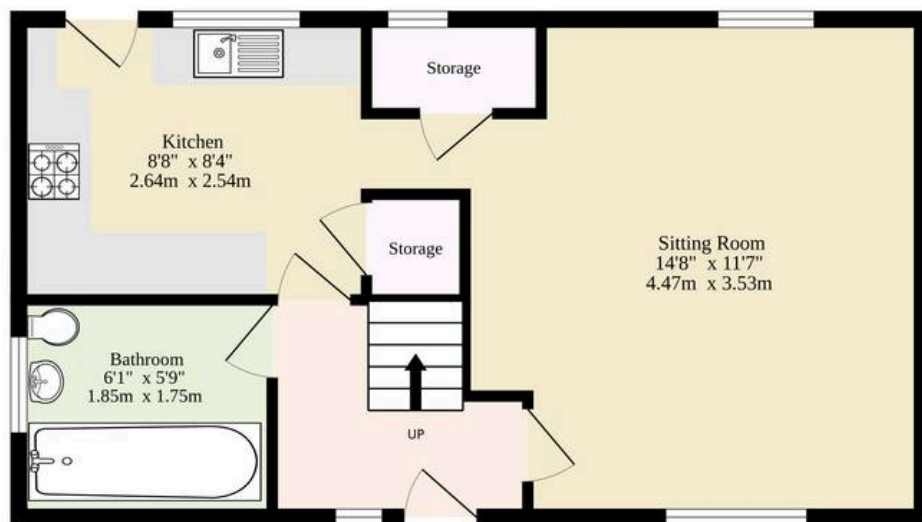
Located in the area of Dereham, with convenient access to both the town centre and a park. Nearby, residents can find supermarkets, a pub, and a range of amenities within the town, including shops, healthcare services, entertainment options like a cinema and bowling alley, as well as schools for all ages. Its position on the town's edge offers a quieter ambiance while ensuring doorstep access to essential facilities. Additionally, the property enjoys easy reach to the A47, enhancing its connectivity to other areas.

### Becclesgate

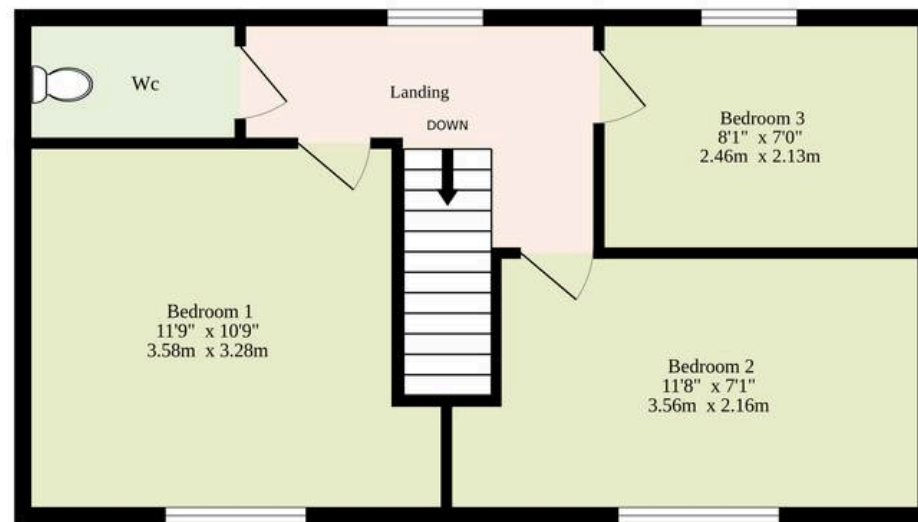
Stepping inside, you are welcomed by a bright and airy entrance hall, where sleek wood-effect flooring leads the way through the ground floor. The dual-aspect lounge is a standout feature, offering an abundance of natural light from large front and rear-facing windows. Neutrally decorated and well-



**Ground Floor**  
331 sq.ft. (30.8 sq.m.) approx.



**1st Floor**  
334 sq.ft. (31.0 sq.m.) approx.



**TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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