



8 Cherry Orchard, Dereham

Offers in Region of £425,000

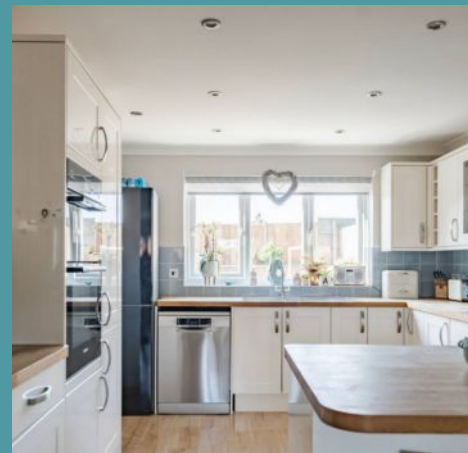
8 Cherry Orchard

Dereham

A refined living experience is granted within this beautiful detached residence, set down a quiet road in the Norfolk town of Dereham. Presenting itself as the perfect family home, its interior layout can accommodate the diverse needs and requirements of a modern lifestyle. Showcasing a spacious sitting room, an open-plan kitchen/dining room, four double bedrooms, a family bathroom and a WC. Externally, you will find a large maintained garden, a front lawn, a shingle driveway and a garage for storage options. Promising a quiet and comfortable living atmosphere, with a close-knit community feel, this residence is one you would not want to miss!

Dereham

Dereham is a market town located in the heart of Norfolk. It lies approximately 15 miles west of the city of Norwich and is well-connected by road, including the A47, making it easily accessible. Historically, Dereham was known for its agricultural roots and later became a hub for the railway during the 19th century. Today, the town boasts a blend of traditional architecture and modern amenities, with a number of local shops, restaurants, and cultural sites. The surrounding countryside offers beautiful scenic views, and Dereham serves as a gateway for visitors exploring the picturesque Norfolk landscape.





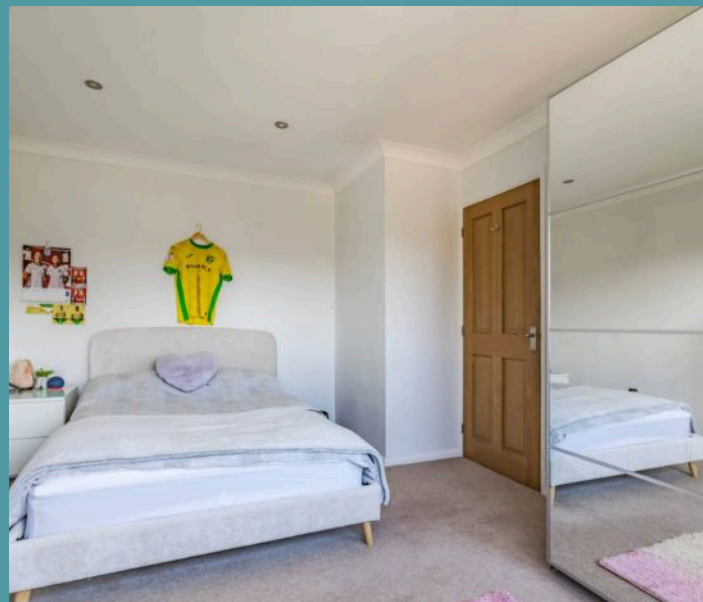
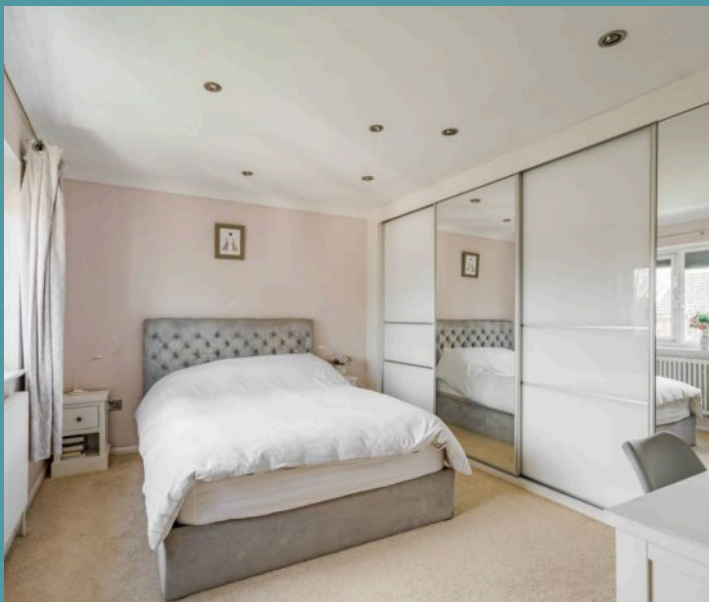
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Graciously entering the home, you are immediately greeted by a bright and airy interior that exudes warmth and sophistication. The large sitting room serves as the focal point of the home, featuring a striking brick-built fireplace with a traditional gas fire, creating a cosy atmosphere that is perfect for relaxation and entertaining. French doors allow natural light to flood the room, further enhancing the sense of space and connecting the indoor living areas with the outdoor surroundings.

The heart of the home lies in the open-plan kitchen/dining room, where high-quality fixtures and fittings seamlessly combine to create a space that is as stylish as it is functional. Equipped with contemporary wall and base units, integrated appliances and storage, to elevate your cooking experience, while the adjacent dining area provides a perfect setting for enjoying meals with family and friends. Complete with a functional utility room for additional storage and laundry essentials, ensuring that daily tasks are completed with ease and efficiency.

Ascend to the first floor, where you will encounter four double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The fourth bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bathroom comprises of a four piece suite, accommodating all residents in the household.





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Stepping outside, the property reveals a large enclosed garden that has been meticulously maintained to provide a serene outdoor space for residents to enjoy. A well-kept lawn and patio area offer the perfect setting for al fresco dining, entertaining, or simply soaking up the sun in privacy and seclusion. A shingle driveway provides ample off-road parking for multiple vehicles, while a garage offers additional storage options. The front garden further enhances the property's kerb appeal, creating a welcoming first impression for visitors and residents.

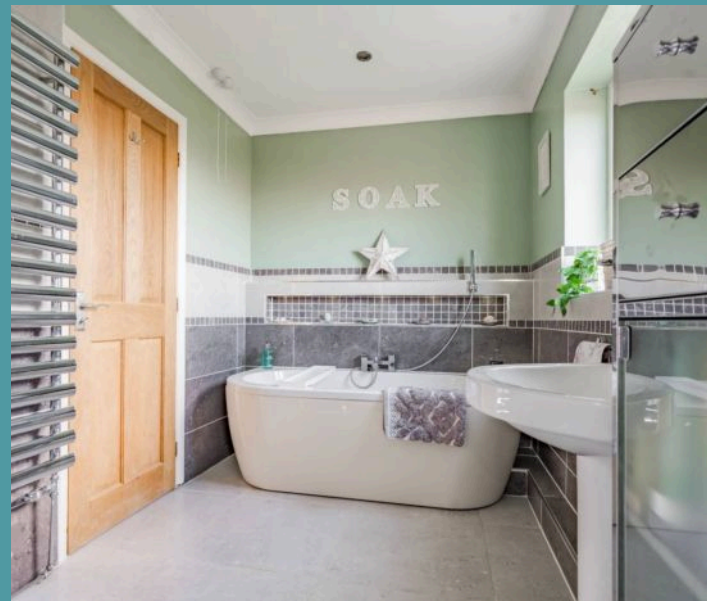
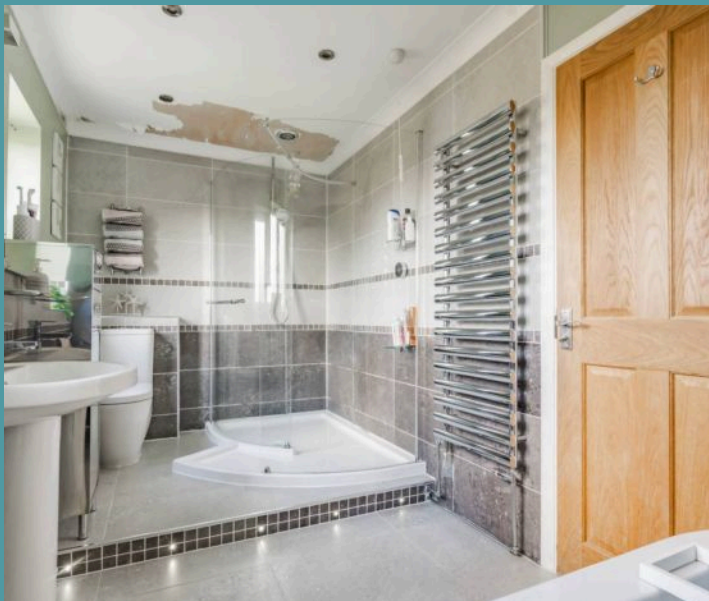
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: C

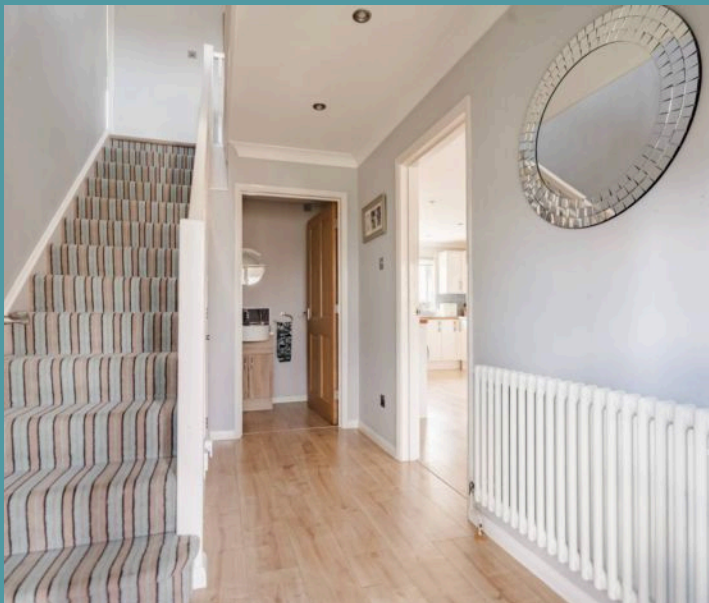




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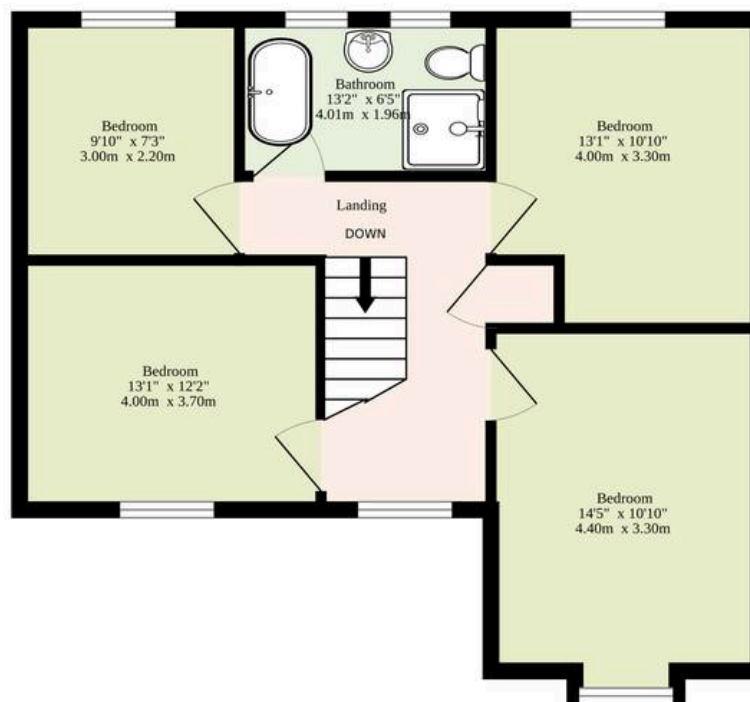
- Detached residence set in the Norfolk town of Dereham
- Beautiful family home with a bright and airy interior, showcasing spacious and flexible accommodation, perfectly suited to a modern family lifestyle
- Large sitting room accentuated by a brick-built fireplace with a traditional gas fire and French doors, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with high-quality fixtures and fittings, complete with a functional utility room, to elevate your cooking and dining experience
- Four bedrooms, a private en-suite and a family bathroom
- Large enclosed garden with a maintained lawn and patio area, fully enclosed for privacy and seclusion
- Shingle driveway providing ample off-road parking, a garage for storage options and a front garden
- Close to Dereham town centre, offering a wide range of amenities, including shops, restaurants, bus routes, schools and healthcare facilities



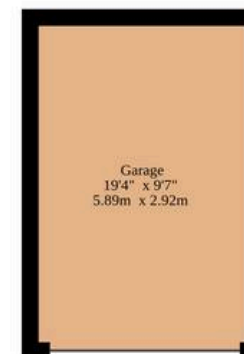
Ground Floor
678 sq.ft. (63.0 sq.m.) approx.



1st Floor
720 sq.ft. (66.7 sq.m.) approx.



Garage
184 sq.ft. (17.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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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