



30 Thorp Court South Green, Dereham

Guide Price £140,000 - £150,000

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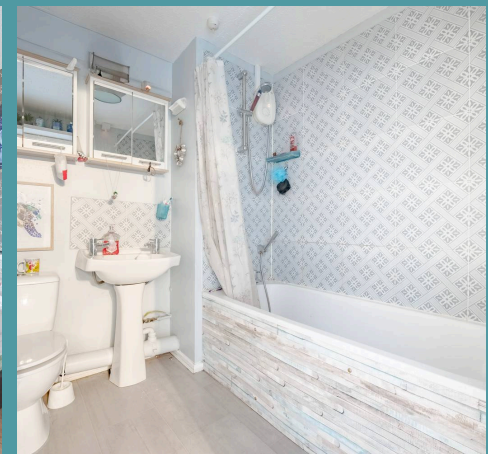
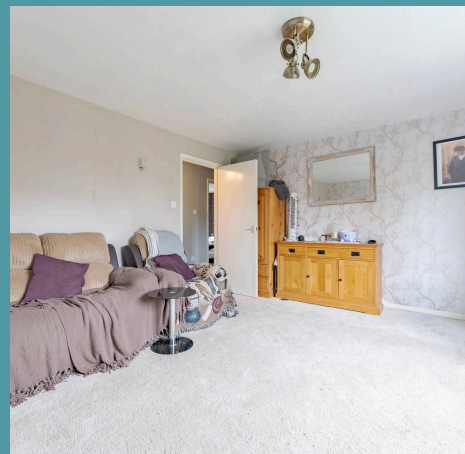
Dereham

Guide Price: £140,000-£150,000. Discover this charming 2-bedroom flat tucked away within a private community, away from the busy main road. It's ideal for first-time buyers seeking comfort and convenience with parking, a rear garden and shops just within a short walk. Low maintenance costs keep the property easy to run.

Location

Thorp Court in Dereham is a peaceful and well-established residential area situated within easy reach of the town centre. The location offers a convenient mix of local amenities, including shops, cafes, supermarkets, and schools, making daily errands and family life very convenient. Dereham is a historic market town in Norfolk, known for its charming medieval streets, lively market square, and rich local heritage. The town boasts a variety of independent shops, traditional pubs, and cultural attractions, providing a vibrant community atmosphere.

For outdoor enthusiasts, Dereham is surrounded by picturesque countryside and scenic walking and cycling routes, including the nearby Norfolk Broads, which is famous for boating and nature exploration. Excellent transport links connect Dereham to Norwich, King's Lynn, and other significant destinations via rail and road, making it ideal for commuters. The town also offers good local schools and recreational facilities, including parks, sports clubs, and leisure centres, catering to various lifestyle needs.





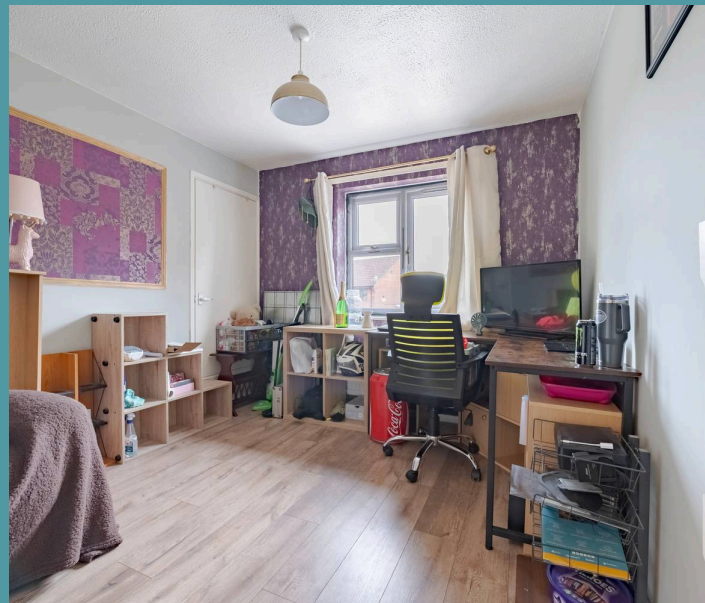
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Stairs ascend to the main apartment, located on the first floor. Upon entering, a welcoming hallway provides access to the spacious lounge and the recently refitted kitchen, which was installed just two years ago. The modern units are equipped with built-in appliances, creating a sleek and functional culinary space.

The home features two generous double bedrooms, each offering an inviting retreat for relaxation. A well-appointed three-piece suite bathroom serves both bedrooms comfortably.

One of the standout features of this property is its rear lawned garden—a rare find for an apartment—perfect for outdoor enjoyment or leisurely gatherings. Additionally, residents benefit from ample parking situated conveniently to the side of the building.



Agents Note

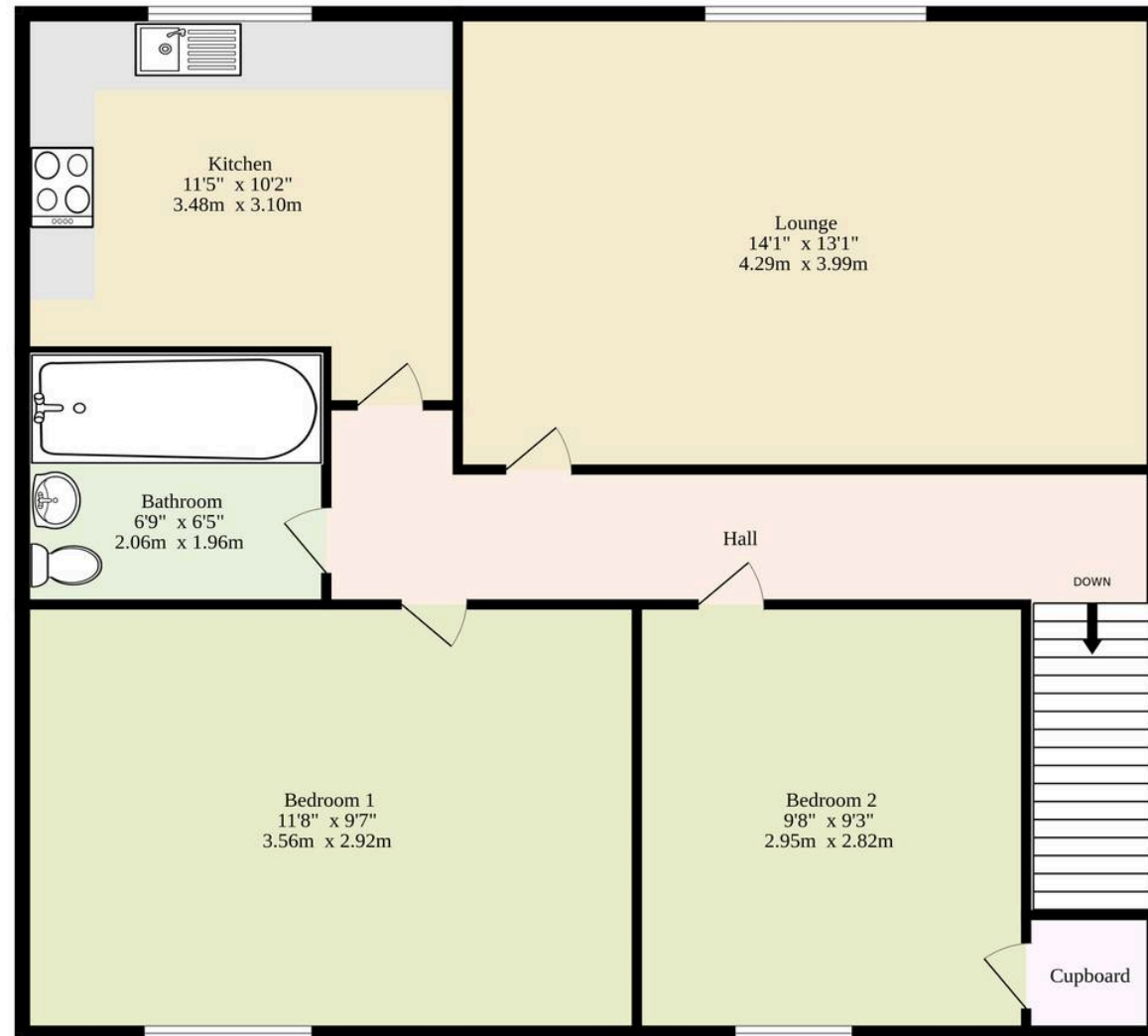
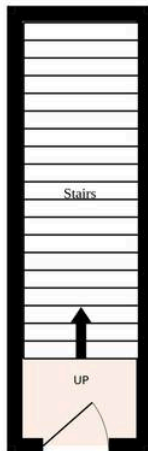
We understand the property will be sold leasehold, connected to all mains services with gas central heating.

Ground rent: £150p/a

Service Charge: £585p/a

Ground Floor
41 sq.ft. (3.8 sq.m.) approx.

1st Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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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