



## 11 South Green Gardens, Dereham

£300,000 Freehold

Guide Price : £300,000 - £325,000. An all-rounder in every sense, this immaculate three-bedroom link-detached home offers space, style and a location that delivers on all fronts. Positioned in South Green Gardens, you're just a short walk from Dereham's bustling town centre, with schools, shops and green spaces all close at hand. Inside, the home is light-filled and well laid out, featuring a generous lounge, extended kitchen-diner and a handy utility with ground floor WC. Upstairs, three well-proportioned bedrooms and a sleek family bathroom make it ideal for both growing families and downsizers alike. Outside, the landscaped rear garden is a peaceful, low-maintenance space, while the driveway comfortably caters to multiple vehicles. With the A47 nearby and regular links into Norwich, this is a practical yet stylish choice for modern living.

Council Tax band: C

Tenure: Freehold

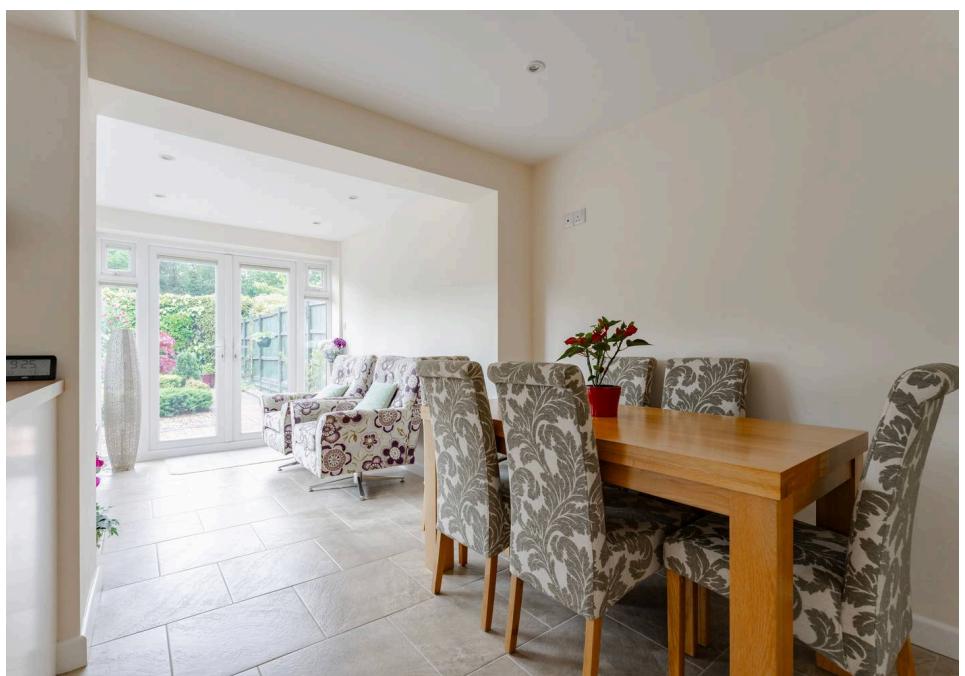
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### The Location

Located in the heart of Dereham, South Green Gardens enjoys a prime position in one of Norfolk's most family-friendly and well-connected market



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## The Location

Located in the heart of Dereham, South Green Gardens enjoys a prime position in one of Norfolk's most family-friendly and well-connected market towns. Everything you need is close by — from supermarkets, independent shops and highly regarded schools to cafes, restaurants and leisure facilities, all within easy walking distance.

Dereham strikes a charming balance between old and new, with free parking making it simple to explore the town centre, enjoy a relaxed lunch, or browse the local high street. For families, there's plenty to do — a modern leisure centre, local museums, and open green spaces like Neatherd Moor and Vicarage Meadow offer room to roam, play or simply unwind.

Nature lovers and weekend adventurers will enjoy being near attractions such as Pensthorpe Nature Reserve, the Saxon Cathedral ruins at North Elmham and Thetford Forest Park, while golfers will appreciate the nearby course.

Excellent transport links make commuting easy, with regular bus services into Norwich — just a short drive away via the A47 — and onward connections by rail and air, including a direct line to London Liverpool Street and international flights from Norwich Airport. Whether you're raising a family, commuting for work, or enjoying a slower pace of life, this location delivers a mix of countryside charm and urban convenience.

## South Green Gardens, Dereham

Perfectly positioned within walking distance of the town centre and local amenities, this spacious three-bedroom link-detached home is a wonderful all-rounder. Inside, the home is beautifully presented throughout, with a real sense of space from the moment you step through the front porch.



Ground Floor  
693 sq.ft. (64.4 sq.m.) approx.

1st Floor  
409 sq.ft. (38.0 sq.m.) approx.



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