



15 Silver Birch Road, Dereham

Offers in excess of £250,000

15 Silver Birch Road

Dereham

Step into a lifestyle of comfort and convenience with this stylish semi-detached home in the heart of Dereham. Enjoy scenic field views, modern interiors, and a thoughtfully designed layout perfect for both relaxing and entertaining. With a bright and spacious sitting room, contemporary kitchen/diner with French doors to the garden, three bedrooms including a private en-suite, and a well-maintained outdoor space featuring a decked terrace and patio, this property has all the essentials for modern living. Complete with off-road parking and an NHBC warranty valid until 2027, it's an ideal first-time buy or smart investment opportunity in a highly desirable location.

Location

Silver Birch Road is a pleasant residential street located in the market town of Dereham, in the heart of Norfolk. The area is part of a modern housing development situated to the northeast of the town centre, offering a quiet, family-friendly environment with easy access to essential amenities. Within close proximity, residents will find a selection of local shops and larger supermarkets, including a Tesco Extra and Morrisons, catering to everyday needs. The town centre, just a short drive or bus ride away, offers a wider range of independent retailers, cafés, and essential services. Families are well-served by several reputable schools, such as Dereham Neatherd High School and Grove House Infant and Nursery School, both within walking or short driving distance.





15 Silver Birch Road

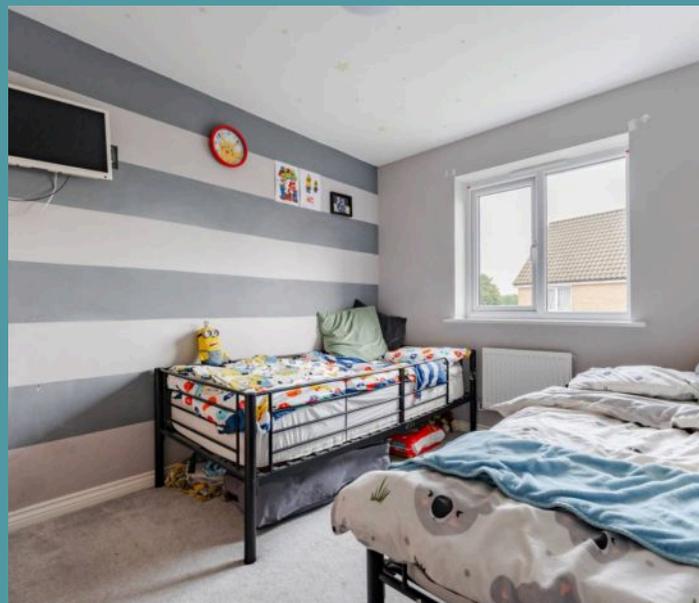
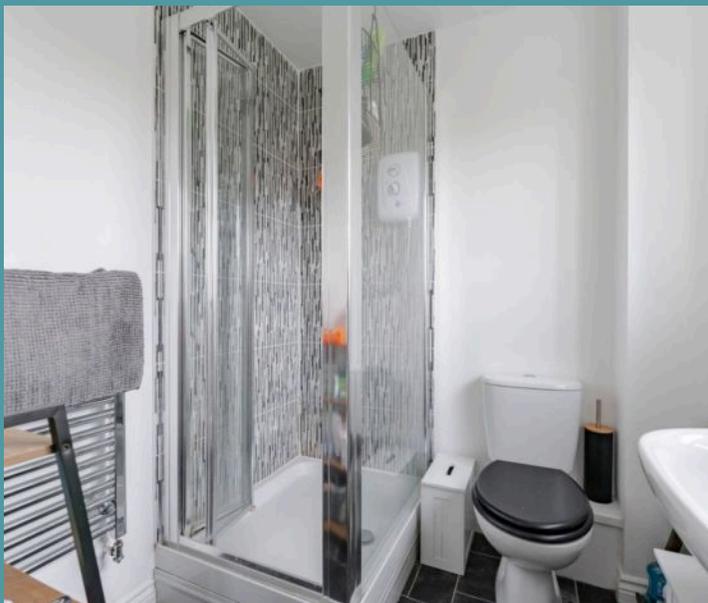
Dereham

Healthcare needs are met by local GP surgeries, including Orchard Surgery, along with nearby dental practices and pharmacies. Transport links are practical for both local and regional travel, with regular bus services connecting Dereham to Norwich, King's Lynn, and surrounding villages. While Dereham does not have a train station, Wymondham and Norwich stations are reachable by road and provide rail services to London and the wider UK rail network. Overall, Silver Birch Road offers a well-rounded residential setting ideal for families, commuters, and retirees.

Silver Birch Road

Step through the welcoming entrance hall, where you're immediately introduced to the home's sense of space and warmth. The layout is thoughtfully designed for everyday comfort and easy entertaining. The spacious sitting room is bathed in natural light throughout the day thanks to large front-facing windows, creating an inviting setting to unwind, host friends, or enjoy family moments.

At the heart of the home, the kitchen/dining room offers a seamless blend of functionality and style. Featuring contemporary cabinetry, an integrated oven, and designated under-counter spaces for your own appliances, it's a space tailored for daily convenience. The dining area, set in front of French doors, naturally extends the living space outdoors – perfect for sunny morning coffees, casual weekday dinners, or weekend gatherings that spill out into the garden. A cloakroom completes the ground floor, adding to the practicality for both residents and visitors.



Semi-detached residence positioned within a



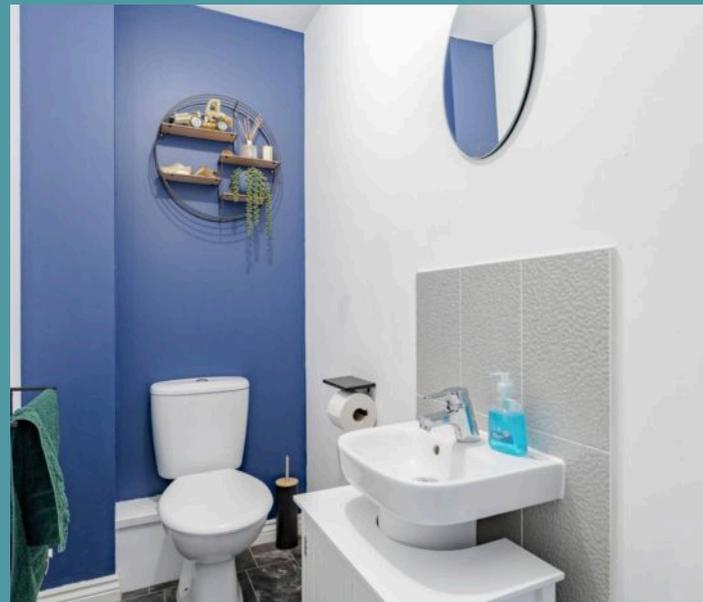
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Upstairs, three well-proportioned bedrooms provide comfort and privacy, or work-from-home flexibility. The primary bedroom benefits from its own private en-suite, adding a luxury yet convenient touch to your everyday routine. A family bathroom with a modern three-piece suite serves the remaining rooms.

Outside, the home continues to impress with a private, well-maintained rear garden – a versatile outdoor space for all seasons. Whether you're relaxing on the decked terrace, dining al fresco on the patio area, or enjoying outdoor play on the neatly laid lawn, this garden is designed for enjoyment with minimal upkeep. A driveway provides off-road parking, a practical addition to this stylish and move-in-ready home.

Further peace of mind comes with the NHBC warranty in place until 2027, offering reassurance for years to come.



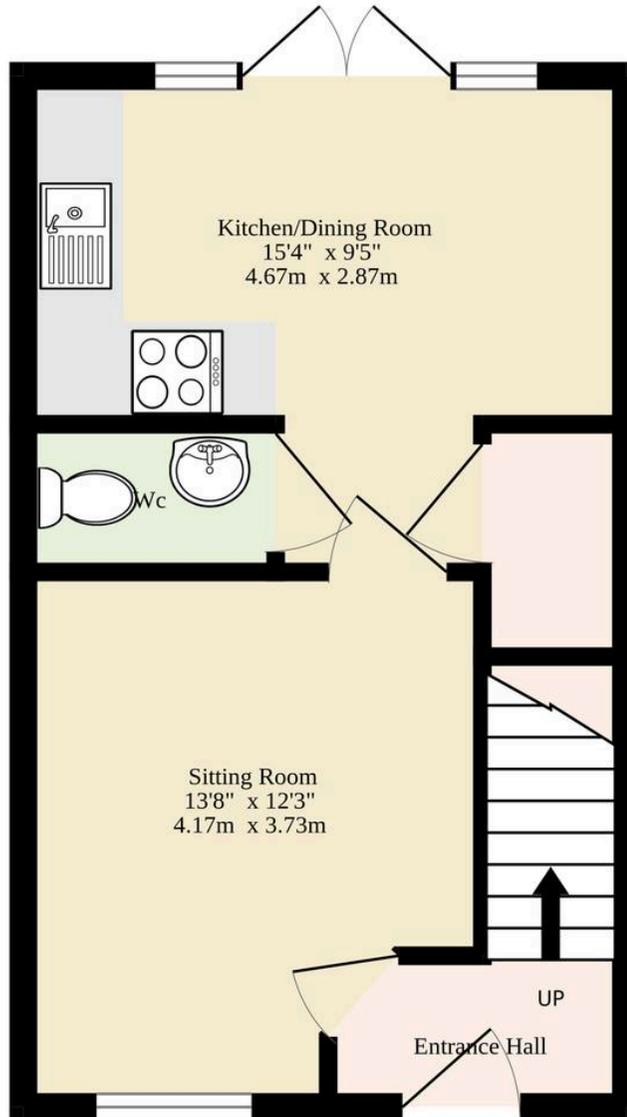
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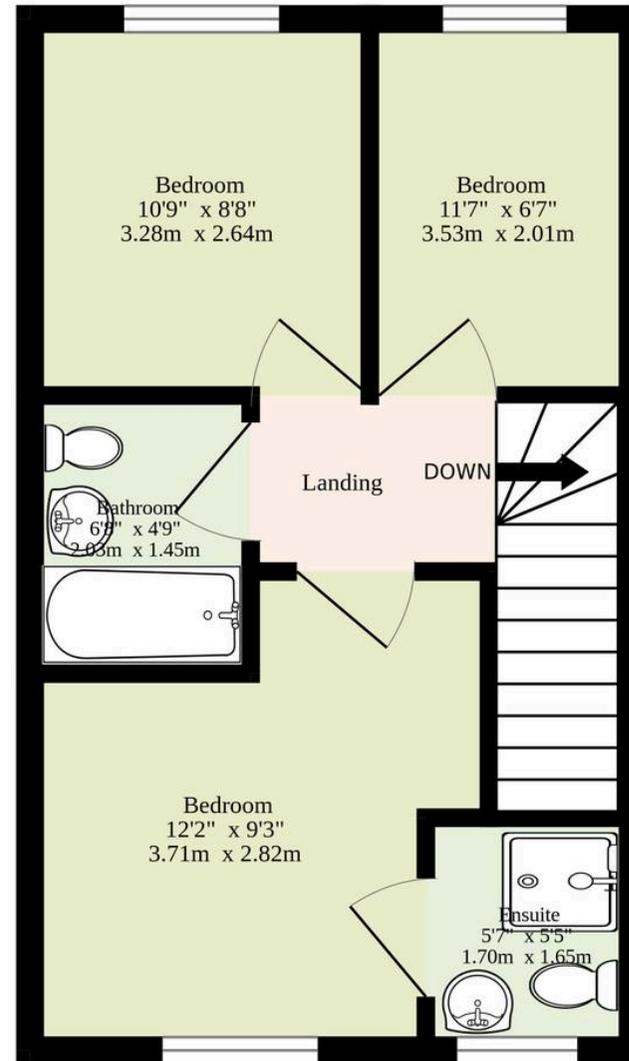
- Semi-detached residence positioned within a popular location, in the market town Dereham
- NHBC warranty until 2027
- Ideal first home or investment purchase
- Spacious sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen/dining room equipped with modern cabinetry, an integrated oven and under-counter areas for your own appliances
- French doors set in front of a dining area, encouraging casual dinners or gatherings with guests
- Three bedrooms, a private en-suite and a bathroom
- Maintained and private garden, with a decked terrace, a patio area and a laid to lawn
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
390 sq.ft. (36.2 sq.m.) approx.



1st Floor
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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