



8 St. Nicholas Street, Dereham

Dereham

Minors & Brady

8 St. Nicholas Street

Dereham

Find timeless charm in this beautifully presented Victorian mid-terrace home, perfectly positioned in the heart of Dereham. Brimming with character, from high ceilings, to exposed beams, sash windows and traditional fireplaces, the property effortlessly blends period elegance with modern practicality. Ideal for first-time buyers, small families, or investors, it offers a welcoming sitting room, a dining area perfect for entertaining, a well-equipped kitchen with a sunny utility room, and two comfortable double bedrooms. Outside, a low-maintenance private courtyard is completed with a timber shed for storage. This home is a rare opportunity to enjoy classic style and contemporary living in a vibrant market town setting.



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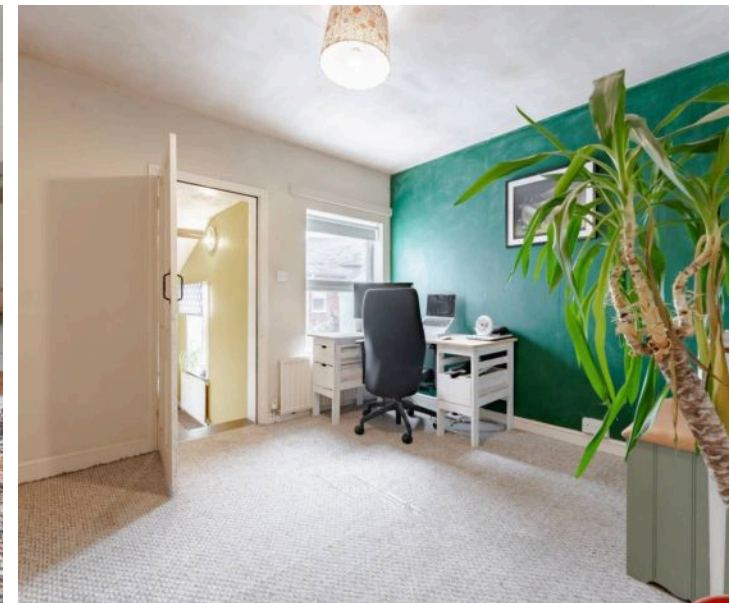


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- Victorian mid-terrace residence proudly positioned in the market town of Dereham
- Perfect choice for first time buyers, small families or investors!
- Dereham town centre on your doorstep, offering a wide range of amenities
- Beautifully presented throughout, showcasing high-ceilings, Sash windows and traditional decorative fireplaces
- Sitting room accentuated by an original fireplace with a timber mantle, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and entertaining, featuring a brick fireplace and built-in storage cupboards
- Kitchen equipped with cabinetry, an integrated oven and under-counter space for a washing machine, complemented by a functional utility/sun room
- Two double bedrooms offering comfort and privacy, along with a bathroom suite
- A private, low-maintenance courtyard that is predominately patio, with a timber shed for storage



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Location

St. Nicholas Street is a centrally located thoroughfare in the market town of Dereham, Norfolk, positioned within easy walking distance of the town's historic Market Place. The street is lined with a mix of traditional residential properties and a selection of local businesses, including small independent shops, cafés, and convenience stores, providing a village-like atmosphere while still being close to the town's main shopping areas. Educational facilities in the vicinity include several primary schools and the nearby secondary schools, such as Neatherd High School and Northgate High School, offering comprehensive options for families.

Healthcare needs are well served by local GP practices, dental clinics, and pharmacies within a short distance, while Dereham also has a minor injuries unit for urgent care. In terms of transport, St. Nicholas Street benefits from regular bus routes connecting Dereham to Norwich, Fakenham, and surrounding villages, and the town is easily accessible via the A47, which links to major regional centres. Its central location and proximity to essential amenities make St. Nicholas Street a convenient and desirable part of Dereham.



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The sitting room, centred around an original fireplace with a timber mantle, sets the tone for cosy evenings and relaxed entertaining. Flowing seamlessly into the dining room, this versatile space provides the perfect backdrop for intimate family meals or hosting friends, enhanced by a characterful brick fireplace and useful built-in storage cupboards.

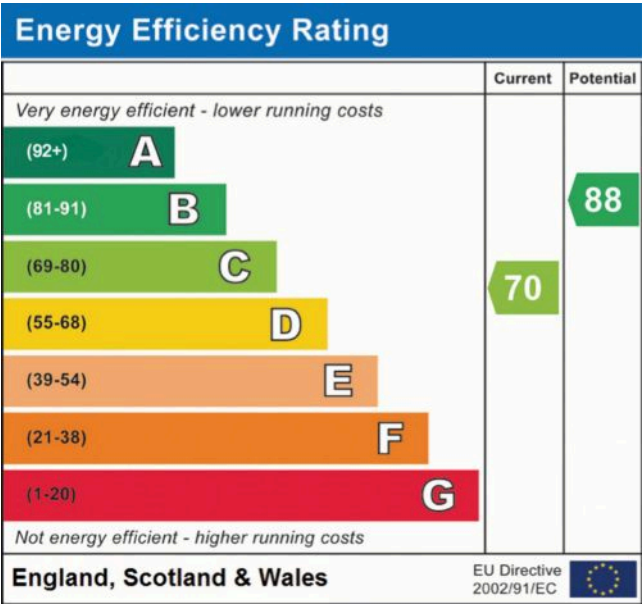
The kitchen is thoughtfully designed with base cabinetry, an integrated oven, and under-counter space for modern appliances, while the adjoining utility/sun room brings in natural light and adds valuable functionality. Upstairs, two well-proportioned double bedrooms offer comfort and privacy, along with built-in wardrobes and served by a stylish bathroom, comprising of a three-piece suite.

Outside, the property continues to impress with a private, low-maintenance courtyard garden. Predominantly laid to patio and complemented by a timber shed, it provides a peaceful spot to unwind with minimal upkeep.

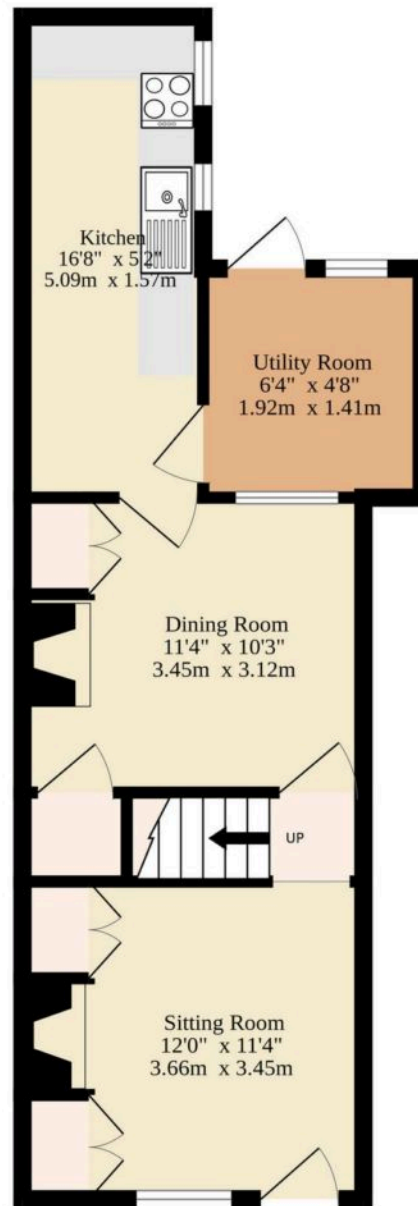
Offering charm, convenience, and lifestyle appeal, this residence is a fine example of Victorian architecture adapted for modern living in a vibrant market town setting.

Agents note

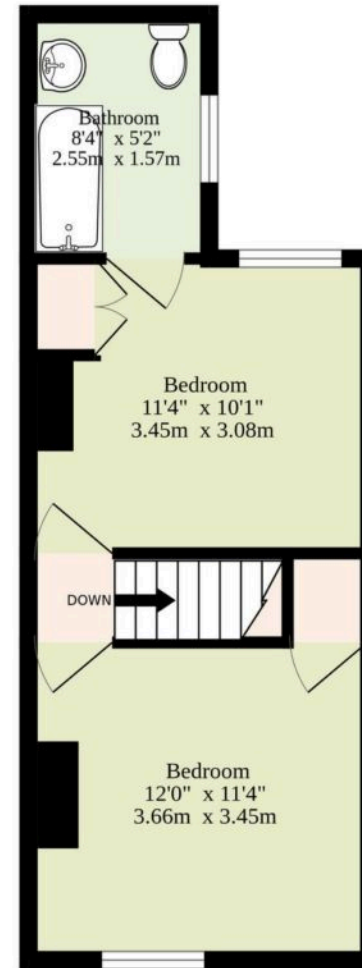
Freehold



Ground Floor
372 sq.ft. (34.6 sq.m.) approx.



1st Floor
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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Minors & Brady
Your home, our market



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