



20 Brussels Close, Dereham

Dereham



£350,000
Minors & Brady

20 Brussels Close

Dereham

Set against a stunning backdrop of open countryside, this detached home offers a rare opportunity to enjoy a relaxed, family-friendly lifestyle in the heart of Dereham. Quietly positioned at the end of a peaceful cul-de-sac, the property combines generous living spaces with modern practicality — from the inviting sitting room to the open-plan kitchen/diner with garden access. With four bedrooms, including a main with en-suite, a private rear garden, and the convenience of a driveway and garage, this home promises both comfort and tranquillity in a well-connected market town setting.

- Detached residence proudly positioned down a quiet cul-de-sac in the market town of Dereham
- A backdrop of countryside fields at the rear, promising a peaceful and picturesque setting
- Spacious sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, space for a dishwasher, laundry appliances and a fridge/freezer
- Four bedrooms, a private en-suite and a family bathroom
- A private, well-maintained garden featuring a patio area, a laid to lawn and beautiful views
- A paved driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links





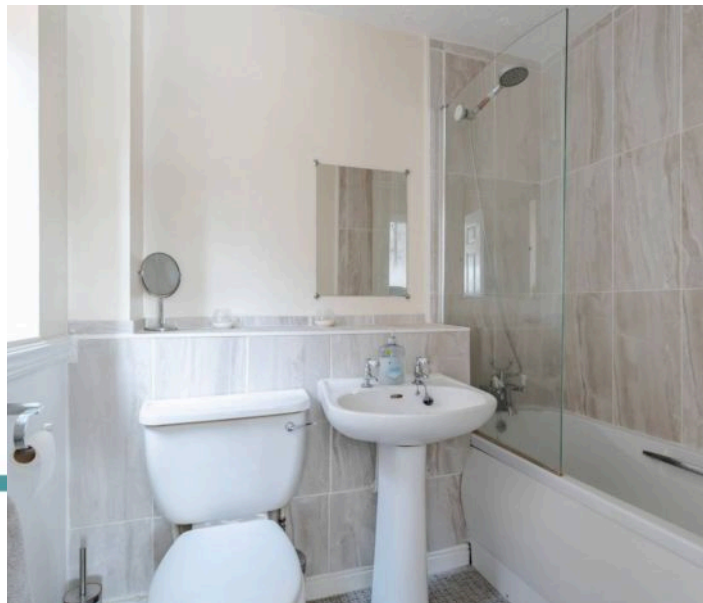
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Location

Brussels Close is a quiet residential cul-de-sac nestled within the charming market town of Dereham in Norfolk. Just a short walk away, locals have access to a variety of essential shops including small convenience stores, a newsagent, and local supermarkets, while the town centre of Dereham—only a mile or so away—provides a broader range of retail options, including high street shops, cafes, and a twice-weekly market that adds to the town's vibrant community feel. Families benefit from nearby primary schools such as Toftwood Infant School and Dereham Church of England Junior Academy, both known for their community focus and good standards. Secondary education is catered for by schools like Dereham Neatherd High School, all within a reasonable distance by car or bus. Healthcare needs are well met with the Dereham Community Hospital located nearby, along with local GP surgeries and dental practices, ensuring convenient access to medical services. In terms of transport, Brussels Close enjoys good connectivity: the town is served by regular bus routes linking Dereham with Norwich and other surrounding towns, while the nearby A47 offers easy road access to the wider Norfolk region. Although Dereham does not have a regular passenger rail station, residents can reach the nearest train stations in Wymondham or Attleborough within a 20-minute drive, providing links to Norwich and beyond.



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Upon arrival, a welcoming entrance hall sets the tone for the home, thoughtfully designed with both everyday living and entertaining in mind. A handy WC is positioned just off the hallway for added convenience. The spacious sitting room provides an inviting space for relaxation, whether it's enjoying cosy evenings in or hosting friends and family.

At the heart of the home lies an open-plan kitchen and dining area, well-appointed with sleek, modern cabinetry and an integrated oven. There is ample space for a dishwasher, laundry appliances, and a fridge/freezer, ensuring that functionality meets contemporary design. French doors extend the living space into the garden, allowing natural light to flood the interior while encouraging seamless indoor-outdoor living during the warmer months.

Upstairs, four bedrooms provide comfortable accommodation for families or guests. The principal bedroom benefits from a built-in wardrobe and a private en-suite shower room, offering a touch of luxury. The remaining bedrooms are served by a modern family bathroom, stylishly finished for everyday ease.



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Outside, the lifestyle continues with a private, well-maintained garden. A paved patio area is ideal for al fresco dining or enjoying a morning coffee, while the lawned section offers space for children to play or for keen gardeners. The sweeping views over the adjoining countryside create an ever-changing canvas of natural beauty throughout the seasons.

Completing the property is a paved driveway offering off-road parking, as well as a garage, perfect for secure storage or potential workshop use.

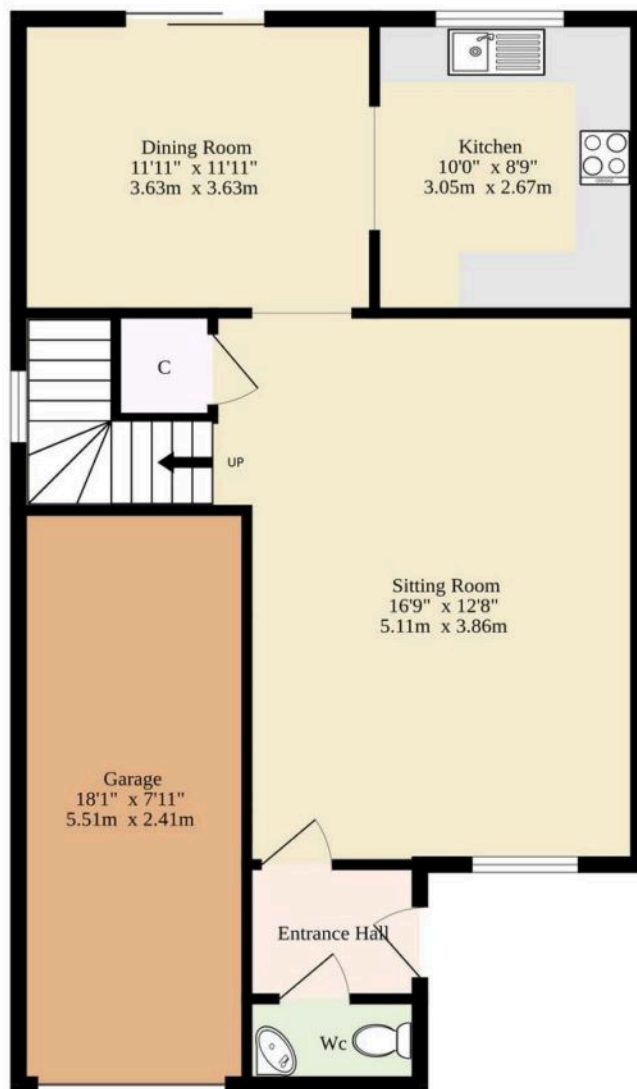
Agents note

Freehold

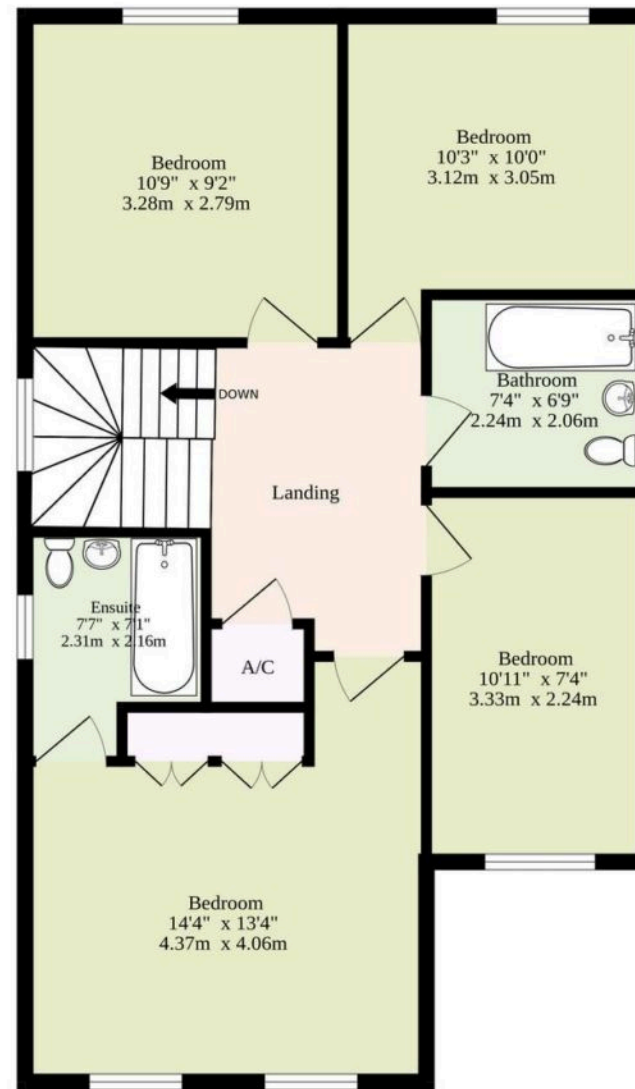


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Ground Floor
581 sq.ft. (54.0 sq.m.) approx.



1st Floor
635 sq.ft. (59.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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