



8 Pine Grove, Dereham

Dereham



Minors & Brady

8 Pine Grove

Dereham

Beautifully situated in a sought-after part of Toftwood, this deceptively spacious chalet offers a layout and finish that exceeds expectations. With a smartly presented frontage, generous driveway, carport, and a tandem garage with an electric door, the exterior is both practical and appealing. Inside, the property has been thoughtfully updated and includes a large sitting and dining room with a feature log burner, a standout kitchen and breakfast area with two distinct yet connected spaces, and a striking bathroom finished in a bold green and gold palette. A ground floor bedroom with patio doors to the garden offers great versatility, alongside a utility room, separate WC, and shower. Upstairs, two further well-sized bedrooms add to the flexibility of the home. The private rear garden completes the picture—an ideal space for outdoor living in a quiet, established setting.

- Deceptively spacious extended chalet-style home
- Generous driveway, carport, and tandem garage with electric door
- Large sitting and dining room with feature log burner
- Stylish bathroom with striking green and gold finishes
- Spacious kitchen and breakfast area with two defined zones
- Ground floor bedroom with patio doors to the rear garden
- Separate utility room, WC, and shower room
- Two additional well-proportioned bedrooms on the upper floor
- Private and sizeable rear garden, ideal for outdoor enjoyment





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Dereham, Dereham

The Location

Toftwood is a well-established and highly regarded area situated just to the west of Dereham, in the heart of Norfolk. It has grown in popularity over the years thanks to its excellent local amenities, strong sense of community, and convenient transport links.

Positioned just off the A47, Toftwood offers direct road access to both Norwich and King's Lynn, making it a desirable location for those who commute while still seeking a more residential, suburban environment. Regular bus services also connect the area to the wider Dereham region and beyond.

The area caters well to everyday needs with a good selection of local shops, convenience stores, takeaways, and pubs. It's also home to several well-regarded schools including Toftwood Infant and Junior Schools, which feed into Northgate High School in Dereham, ideal for families with children of all ages. For leisure and recreation, residents can take advantage of nearby green spaces, walking routes, and children's play areas, including the ever-popular Toftwood Recreation Ground.

Toftwood benefits from being just minutes away from Dereham town centre, where a wider range of amenities can be found including supermarkets, restaurants, retail outlets, a leisure centre, and a cinema. Despite its proximity to the town, Toftwood maintains its own identity, with quieter residential streets, a strong neighbourhood feel, and a good mix of housing types to suit a variety of needs.



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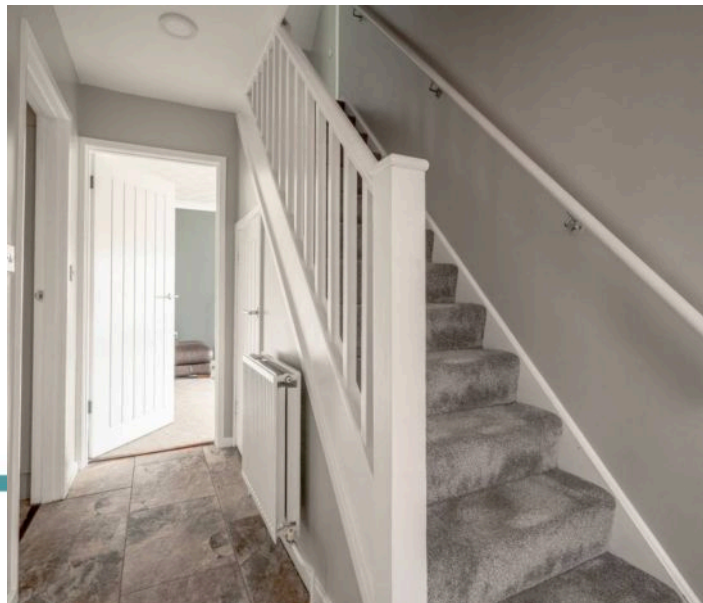
Pine Grove, Dereham

This deceptively spacious chalet presents an impressive layout that offers far more than meets the eye. With a neatly maintained frontage, a generous driveway, carport, and a tandem garage with an electric door, the exterior sets the scene for a well-considered home that has been carefully updated.

Step inside to discover a surprisingly expansive interior. The large sitting room and dining area features a striking log burner and offers plenty of room for both everyday living and larger gatherings. Just off the hallway, the stylish bathroom makes a bold statement with its green and gold finishes, an eye-catching combination that works beautifully.

The kitchen and breakfast area is a standout, cleverly arranged to create two defined spaces while still feeling open and connected. There's a water softener installed for added efficiency, and a separate utility room adds useful space. A ground floor WC and shower room further enhance the home's layout.

The ground floor also includes a spacious bedroom with patio doors leading directly to the garden, creating a seamless indoor-outdoor connection. This layout supports a range of uses, from hosting guests to setting up a quiet workspace or additional family room.



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Upstairs, two well-proportioned bedrooms add to the overall footprint of the property. Throughout, modern updates have been completed with attention to detail, enhancing both the style and function of the home.

At the rear, the large garden is impressively private and offers plenty of room to enjoy time outside. Whether you're gathering with others or enjoying quiet time, this outdoor area adds a valuable extension to the living space.

A well-presented and genuinely spacious home, this chalet has been designed with flexibility in mind—ideal for anyone looking for generous living areas, updated finishes, and a layout that works for a range of needs.

Agents Note

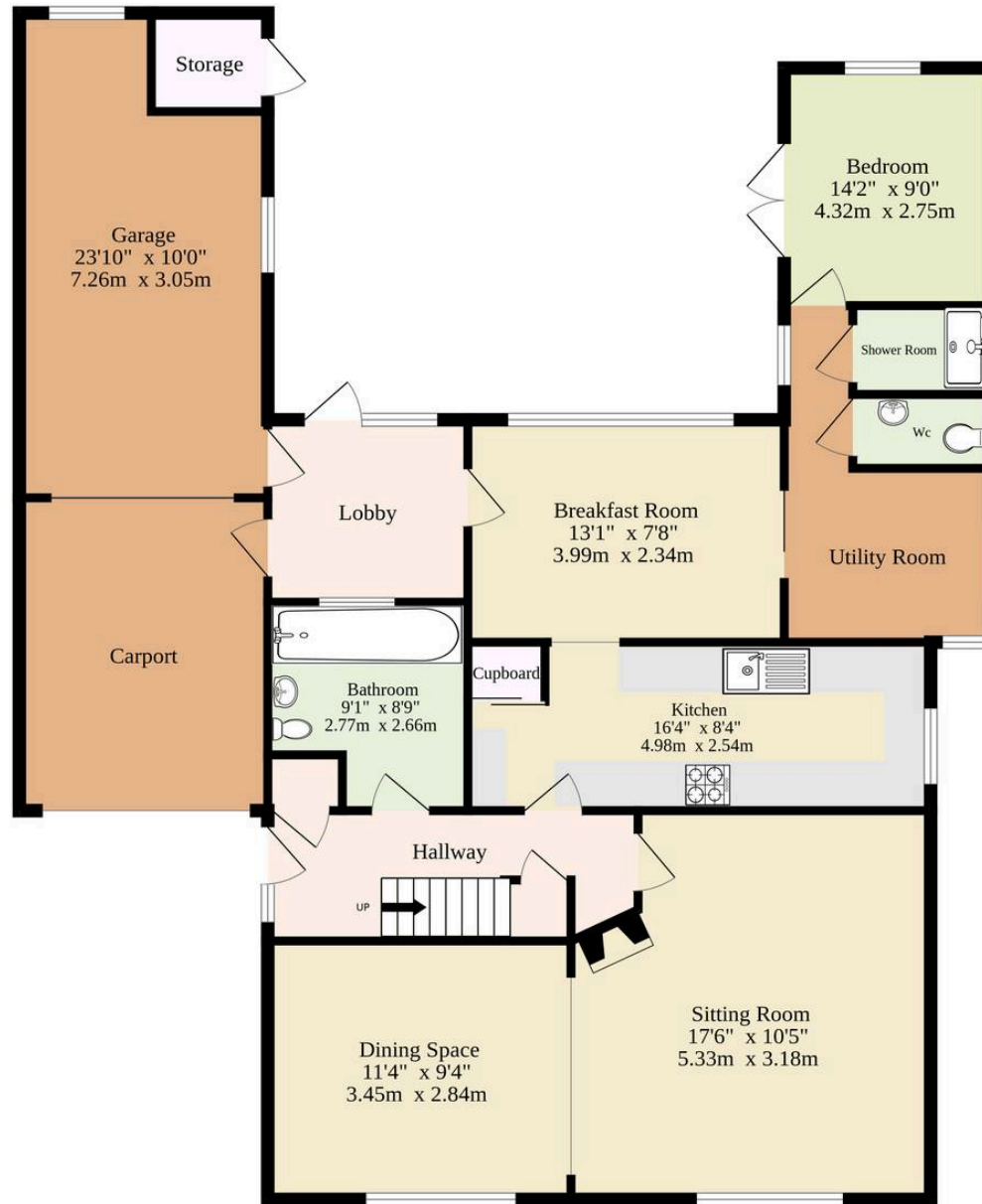
Sold Freehold

Connected to all mains services.

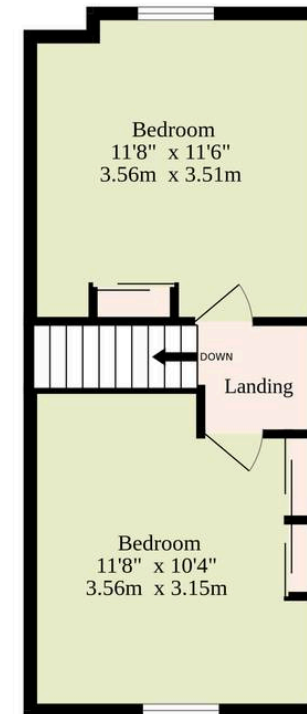


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Ground Floor
1154 sq.ft. (107.2 sq.m.) approx.



1st Floor
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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