



4 Brailsford Close, Dereham

Dereham



In Excess of £400,000  
Minors & Brady



## 4 Brailsford Close

### Dereham

Proudly occupying a generous corner plot in the vibrant market town of Dereham, this outstanding detached residence offers the perfect blend of space, style, and flexibility for modern family living. With four well-appointed bedrooms, multiple reception areas, and a beautifully landscaped private garden, this home is designed to adapt effortlessly to your lifestyle. Highlights include an open-plan sitting/dining room with a feature fireplace, a contemporary kitchen/breakfast room, versatile utility and storage spaces, and a luxurious main suite with a private en-suite. Outside, enjoy al fresco living beneath twin pergolas, ample off-road parking, and the convenience of an integral garage—all within easy reach of Dereham's bustling amenities and community charm.







M&B



## 4 Brailsford Close

### Dereham

- Detached residence proudly positioned on a large corner plot, in the vibrant market town of Dereham
- Exceptional family home showcasing spacious and flexible accommodation that can adapt to your own lifestyle preferences
- Open-plan sitting/dining room accentuated by a decorative feature fireplace, creating an effortless flow for relaxation and entertaining
- Kitchen/breakfast room equipped with quality wall and base cabinetry, an integrated double oven, a gas hob and space for a dishwasher
- A functional utility room and a versatile storage room that can be converted into a home office or a playroom
- Four bedrooms, a private en-suite and a family bathroom featuring a four-piece suite
- A private, maintained garden featuring a decked terrace, covered by two pergolas, ideal for seating arrangements and a laid to lawn, complemented by a timber storage shed
- A brick-weave driveway providing off-road parking and an integral garage for storage options
- Close to local shops, schools, healthcare facilities and transport links





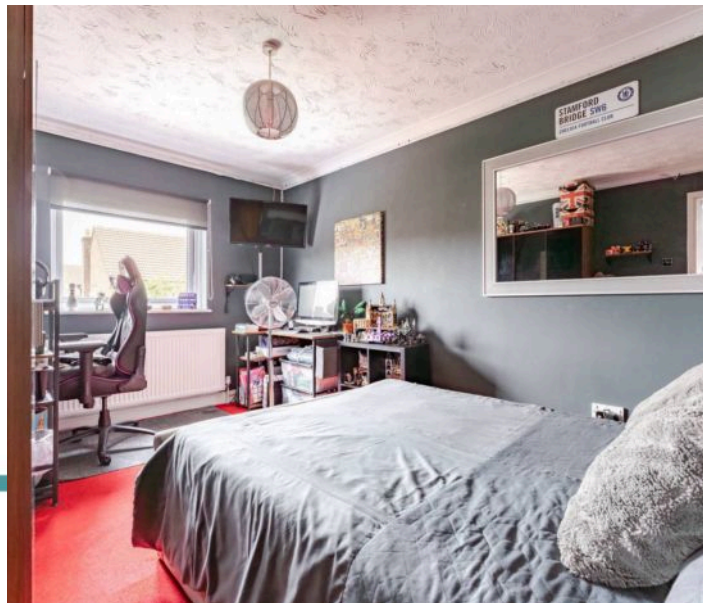
## 4 Brailsford Close

### Dereham

From the moment you step inside, the welcoming entrance hall sets a warm and inviting tone, thoughtfully complemented by a convenient WC. LVT Herringbone flooring elevates the homes aesthetic, continuing in the kitchen and utility room. The heart of the home is the expansive open-plan sitting and dining room, where a decorative feature fireplace adds charm and character. This beautifully designed space encourages both relaxed evenings and effortless entertaining, flowing seamlessly into the kitchen and beyond.

The kitchen/breakfast room is perfectly appointed for family life, offering an array of quality wall and base units, an integrated double oven, gas hob, and dedicated space for a dishwasher. Whether you're preparing casual breakfasts or hosting friends, this space combines function with style. Adjacent to the kitchen, a practical utility room adds everyday convenience, while a versatile storage room provides endless potential – whether transformed into a playroom, home office, or creative studio.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from the privacy of its own en-suite, while the remaining bedrooms are served by a modern family bathroom featuring a four-piece suite, perfect for busy routines.



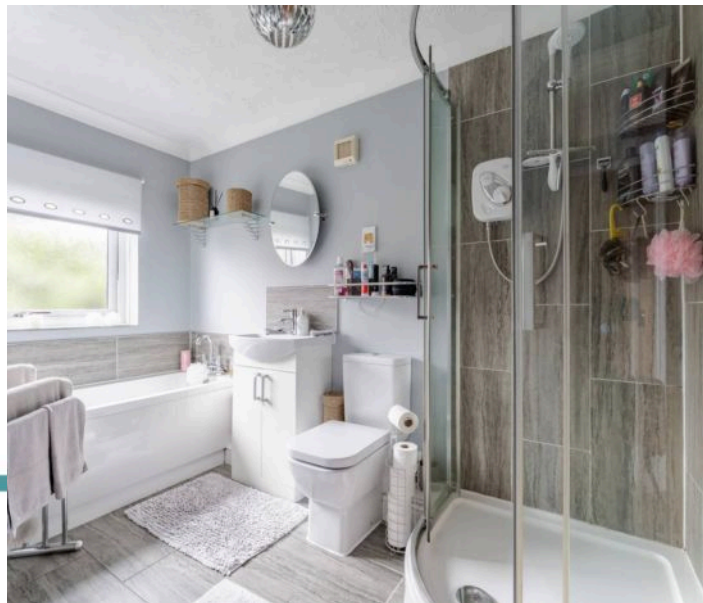


## 4 Brailsford Close

Dereham

Outside, the lifestyle appeal continues. The private garden is maintained, suitable for both enjoyment and ease of maintenance, featuring a generous decked terrace covered by twin pergolas – an ideal spot for al fresco dining, summer bbqs or simply relaxing the the afternoon sunshine. The lawn area offers space for children to play or for keen gardeners to add their touch, and a timber storage shed provides extra practicality.

To the front, a brick-weave driveway provides ample off-road parking, complemented by an integral garage offering secure storage or further potential for conversion, subject to the necessary permissions.

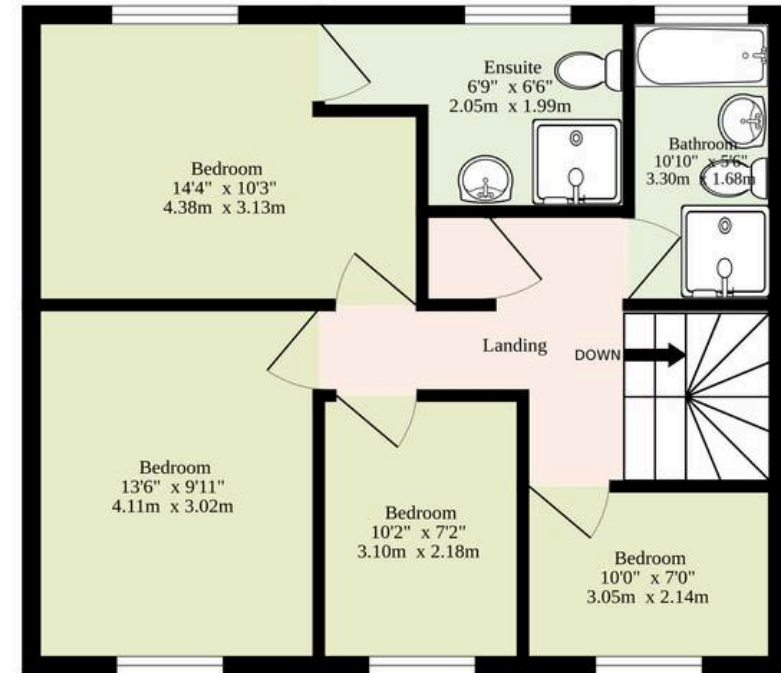


M&B

**Ground Floor**  
905 sq.ft. (84.1 sq.m.) approx.



**1st Floor**  
660 sq.ft. (61.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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.

Made with Metropix ©2025



# Dreaming of this home? Let's make it a reality



*Meet Callum*  
Senior Property Consultant



*Meet Ayesgul*  
Aftersales Progressor



*Meet Marlo*  
Senior Property Valuer

**Minors & Brady**  
*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM





## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)