



11 Boton Drive, Dereham

Dereham



Minors & Brady

11 Boton Drive

Dereham, Dereham

Recently refurbished to an exceptional standard, this end-terrace home offers a stylish, move-in-ready interior with brand new fittings, finishes and appliances throughout. Thoughtfully upgraded with modern living in mind, the property now features a new kitchen, bathroom, heating system, full electrical rewire, and FENSA-certified windows and doors, along with fresh flooring and décor in every room. With a generous south-facing garden, spacious rooms and a convenient location in Dereham, this home is ideal for those seeking a low-maintenance property with nothing to do but unpack.

- Fully refurbished end-terrace home, never lived in since renovation
- Brand new fitted kitchen with appliances and generous dining space
- Spacious lounge with dual aspect windows for excellent natural light
- Two well sized double bedrooms
- Contemporary new bathroom with modern fittings
- New heating system and full electrical rewire
- New carpet and laminate flooring throughout
- Brand new internal and external doors and FENSA-certified windows
- Large south-facing rear garden with new fencing and gates



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Location

Boton Drive is set within a well-established residential area to the east of Dereham town centre, offering a location that combines everyday convenience with good transport links. The property is just a short distance from a variety of shops, supermarkets, cafés, and pubs, along with leisure facilities including a cinema, bowling alley, and leisure centre. Well-regarded primary and secondary schools are close by, making it a practical choice for families, while the town also benefits from parks, open green spaces, and scenic walking routes. Dereham's position on the A47 provides straightforward travel towards Norwich, King's Lynn, and the surrounding Norfolk countryside, while a network of local bus services connects neighbouring villages and market towns.

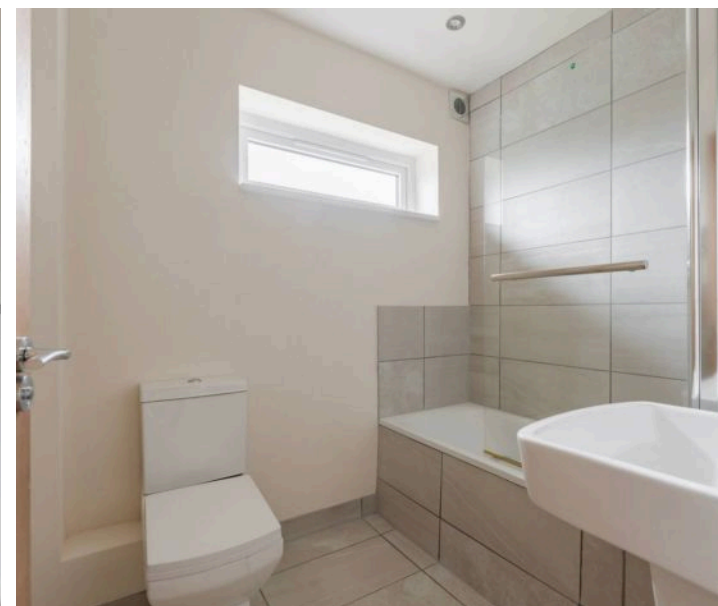
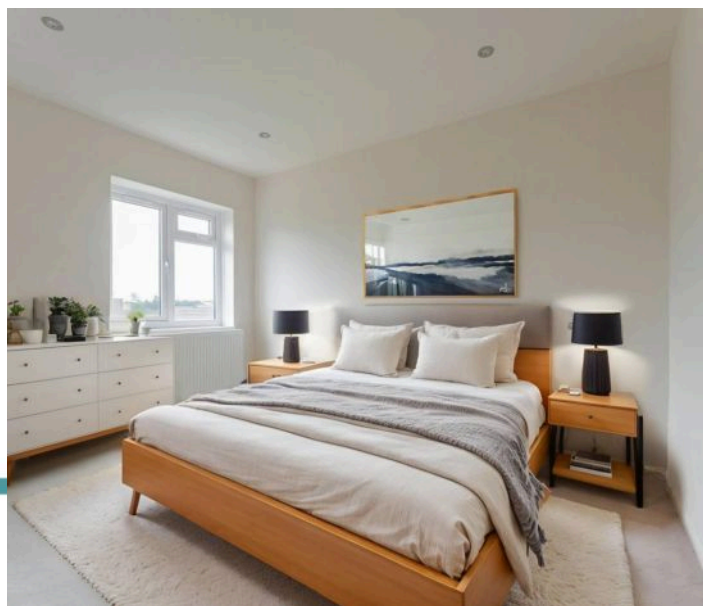
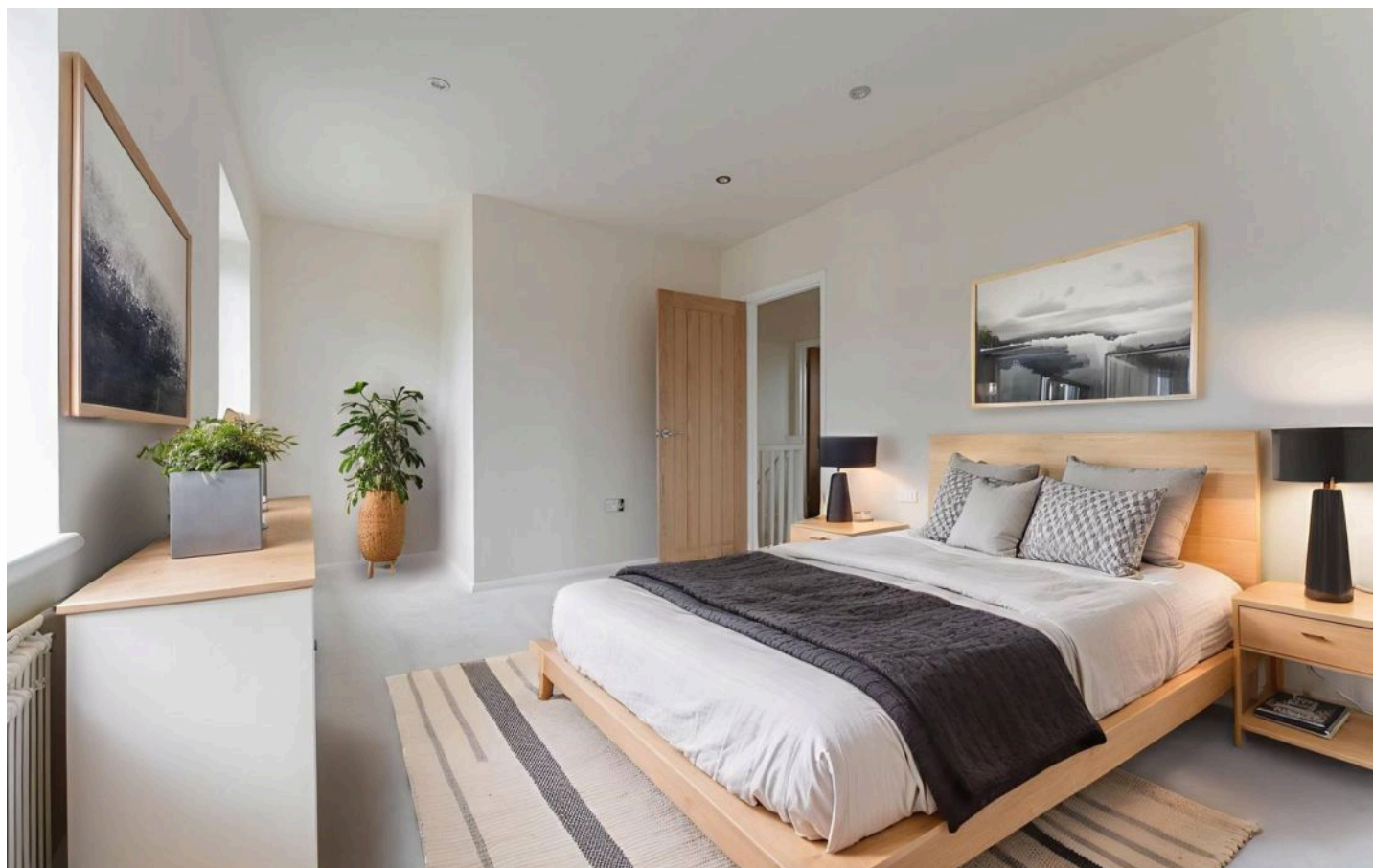
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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The ground floor layout includes a welcoming porch leading into a bright and well-proportioned lounge, with windows to the front and rear allowing for plenty of natural light and room for dining. The brand new kitchen sits to the rear of the home and provides a stylish and functional space, complete with integrated appliances, ample worktop space.

Upstairs, there are two comfortable bedrooms, including a large main bedroom with a front-facing aspect and a well-sized second bedroom overlooking the garden. The newly fitted bathroom features a modern three-piece suite with quality fixtures and fittings.

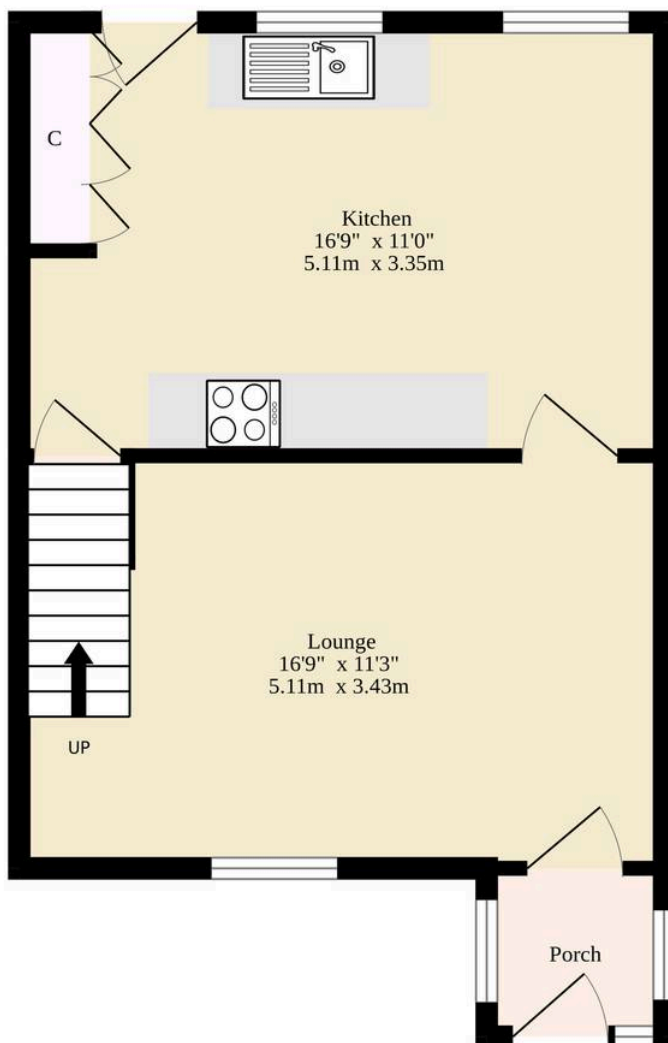
Outside, the property boasts a large south-facing rear garden, recently upgraded with new fencing and gates, offering a private outdoor space ideal for relaxing or entertaining. On-street parking is available to the front of the property.

With every element newly installed and upgraded, this home provides a fresh start in a well-connected location, close to Dereham's local amenities, schools and transport links.

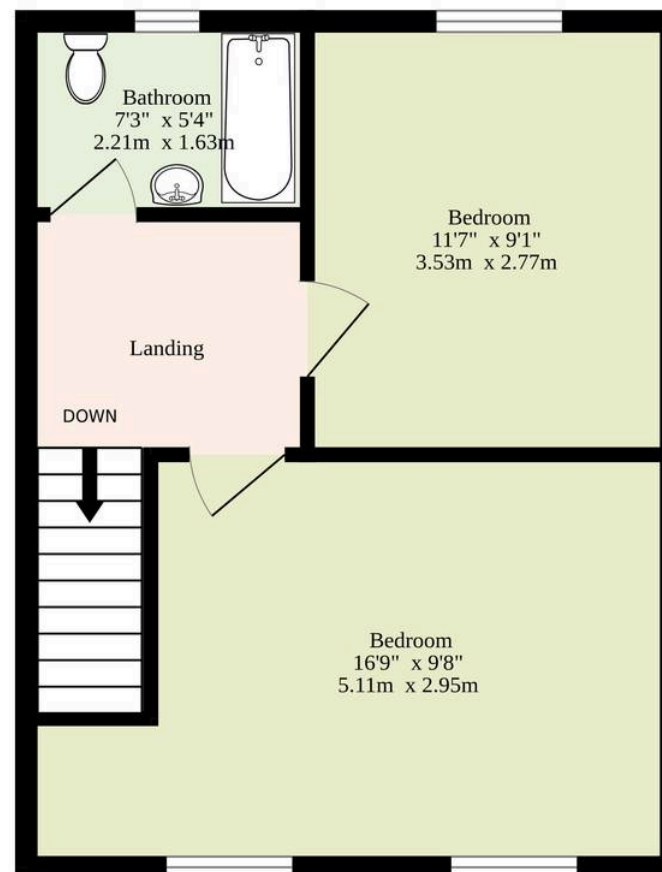


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Ground Floor
401 sq.ft. (37.3 sq.m.) approx.



1st Floor
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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.
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Minors & Brady
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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