



10 Elm Close, North Elmham

Dereham



Minors & Brady

# 10 Elm Close

North Elmham, Dereham

This two-bedroom detached bungalow is located in the highly desirable Elm Close, within the popular village of North Elmham. Set in a cul-de-sac, the property boasts a generous plot with large front and rear gardens, as well as an en-bloc garage and additional parking. Inside, the accommodation includes a spacious sitting room, kitchen, conservatory, inner hallway, bathroom, and two well-proportioned bedrooms. While the property requires modernisation, it offers excellent potential for improvement and personalisation. North Elmham is a thriving community with local amenities, scenic countryside walks, and good transport links to Dereham and Fakenham. Rarely available in this location, this bungalow represents an outstanding opportunity for those seeking a home in a quiet yet well-connected village setting.

- In need of modernisation – excellent scope for improvement
- Highly sought-after location in Elm Close, North Elmham
- Two-bedroom detached bungalow
- Set on a generous plot with large front and rear gardens
- En-bloc garage with additional parking in front
- Quiet cul-de-sac position offering peace and privacy
- Spacious sitting room and functional kitchen
- Bright conservatory overlooking the garden
- Inner hallway with bathroom and two well-proportioned bedrooms
- Close to village amenities, countryside walks, and good transport links





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# 10 Elm Close

## North Elmham, Dereham

Situated in the sought-after village of North Elmham, this two-bedroom detached bungalow offers a fantastic opportunity for those looking to create their ideal home in a friendly, close-knit community. Known for its welcoming atmosphere and village amenities, North Elmham provides the perfect balance of rural charm and convenience.

The property is set on a generous plot with large gardens to both the front and rear, offering plenty of outdoor space for gardening, relaxation, or entertaining. An en-bloc garage is included, allowing for off-road parking in front of the garage or within the quiet cul-de-sac location, providing peace of mind.

Inside, the bungalow features a spacious sitting room, a functional kitchen, and a bright conservatory that enjoys views of the garden, making it an ideal spot to unwind.

The inner hallway connects the main living areas to a bathroom and two well-proportioned bedrooms. While the property would benefit from modernisation throughout, it presents an excellent blank canvas for personalisation and improvement.

This home offers a rare opportunity to enjoy single-storey living in a peaceful village setting, with ample potential to transform it into something truly special. Early viewing is highly recommended to appreciate the size of the plot and the possibilities it offers.

### Agents Note

Sold Freehold

Connected to storage heaters, mains water and drainage.



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**Ground Floor**  
**872 sq.ft. (81.0 sq.m.) approx.**



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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