



12 Highfield Close, Foulsham

Dereham



Minors & Brady



## 12 Highfield Close

Foulsham, Dereham

Offered with no onward chain, this three-bedroom link detached home presents an excellent opportunity for those looking to secure a property with potential in a desirable Mid Norfolk setting. Positioned within a quiet cul-de-sac, the house enjoys the benefits of a sizeable corner plot, providing both a generous garden and additional privacy. With the further advantage of a garage and off-road parking, this home combines practical features with a layout that offers plenty of scope for modernisation and personalisation. Well-suited to first-time buyers, young families, or those seeking a project with long-term potential, it represents a chance to create a comfortable and tailored living space in a peaceful residential location.





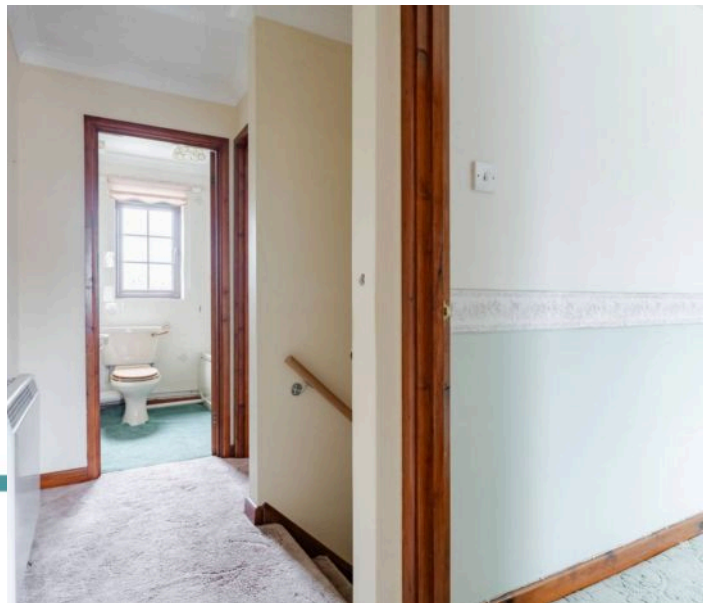
## 12 Highfield Close

Foulsham, Dereham

- Three-bedroom link detached house in the sought-after mid-Norfolk village of Foulsham
- Offered with no onward chain, creating an excellent opportunity for first-time buyers or investors
- Scope to improve and modernise throughout to personal taste
- Generous living room with good natural light and potential to update
- Well-sized kitchen with built-in storage and access to the rear garden
- Three bedrooms on the first floor, served by a family bathroom
- Rear garden providing ample outdoor space
- Driveway providing off-road parking, along with an attached garage for further storage or vehicle use
- Conveniently located for access to Dereham, Fakenham and the North Norfolk coast

Council Tax band: C

Tenure: Freehold



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# 12 Highfield Close

Foulsham, Dereham

## Location

Located in the popular village of Foulsham, Highfield Close enjoys a peaceful setting with easy access to everyday amenities. The village offers a well-stocked community shop with post office, a welcoming pub, and a primary school, making it convenient for family living. Surrounded by picturesque countryside, Foulsham also benefits from good road links to nearby market towns including Reepham, Dereham and Holt, as well as easy access to Norwich for wider shopping, leisure and transport connections. The North Norfolk coastline can also be reached within a short drive, offering a great mix of rural charm and coastal escapes.

## Highfield Close

Stepping inside, the accommodation begins with an entrance porch leading into a bright lounge, where a large front-facing window allows natural light to flood the room. A brickwork ornamental fireplace serves as a focal point, giving the room character and charm.

From the lounge, a small lobby with stairs to the first floor leads into the kitchen and dining room at the rear. Fitted with base and wall units, tiled splashbacks, and a stainless-steel sink, the space also provides plumbing for a washing machine and room for a slot-in cooker with hood above.





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Two windows overlook the rear garden, while an understairs cupboard adds useful storage. There is ample room for a family dining table, and a rear door provides direct access outside.

Upstairs, the landing leads to three bedrooms. The main bedroom includes a built-in wardrobe, the second is a comfortable double overlooking the rear garden, and the third offers flexibility as a single bedroom, study, or hobby space. A family bathroom completes the floor, fitted with a bath, wash basin, WC, extractor fan, and shaver point.

Externally, the property features a driveway leading to the garage, equipped with power, lighting, and a personal door to the rear garden. The rear garden itself is larger than average, widening out due to its corner plot position. It is mostly laid to lawn, complemented by a brick-paved patio, mature beds, conifer hedging, and a timber shed.

This is a well-located home with excellent potential, ready for its next owners to make their mark.

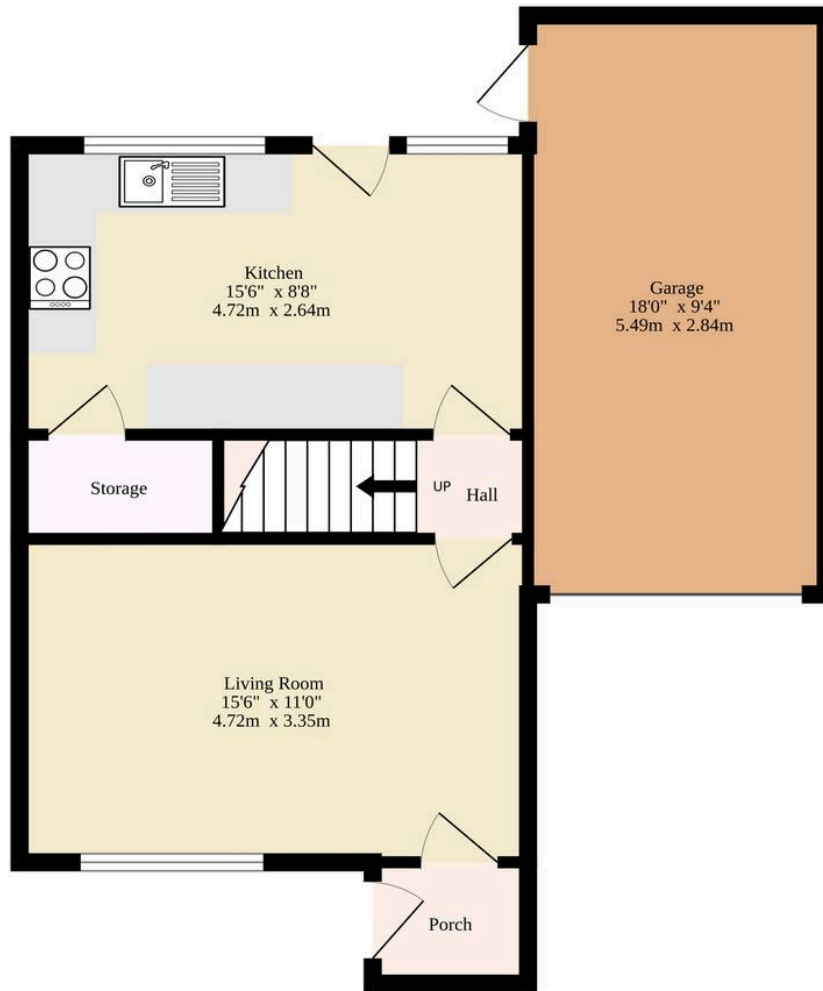
## Agents Notes

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. The property is currently empty. We recommend arranging a viewing to assess the space and features in person.

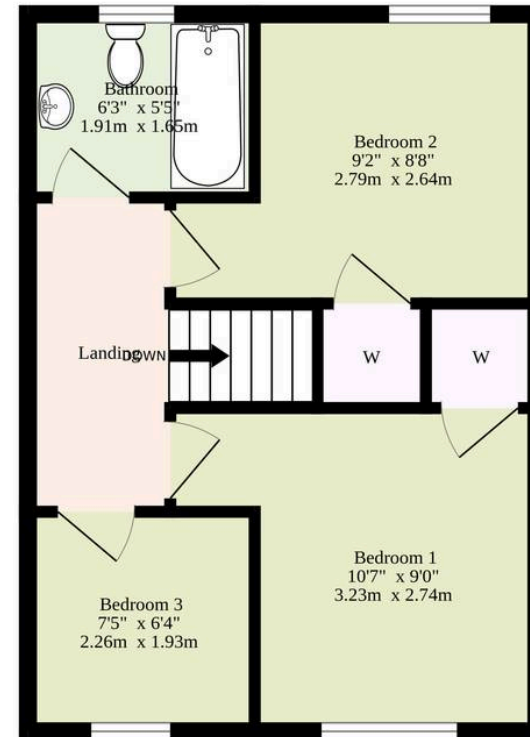


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Ground Floor  
532 sq.ft. (49.4 sq.m.) approx.



1st Floor  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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