



52 Wavell Road, Dereham

Dereham



Minors & Brady



# 52 Wavell Road

## Dereham

This recently refurbished four-bedroom detached home offers spacious living across two floors, with modern fittings and a practical layout. The ground floor includes a lounge and dining area, a separate reception room, a contemporary kitchen, and a convenient WC. Upstairs, the master bedroom features built-in wardrobes and a private ensuite, alongside three further bedrooms and a family bathroom. Outside, the property has an enclosed rear garden, a front driveway, and a garage. Located within walking distance of the town centre, it provides easy access to shops, schools, leisure facilities, and commuter routes. With uPVC double-glazed windows, gas central heating, and strong broadband connectivity, this home is move-in ready for a growing family.

- Detached four-bedroom family home
- Recently refurbished throughout with new carpets and flooring
- Spacious lounge and dining area
- Separate reception room suitable for a study or home office
- Modern fitted kitchen with space for appliances and rear access
- Master bedroom with built-in wardrobes and ensuite shower room
- Family bathroom with shower over the bath
- Enclosed rear garden with patio area
- Driveway providing off-road parking and garage
- uPVC double-glazed windows, gas central heating, and strong broadband connectivity







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Dereham

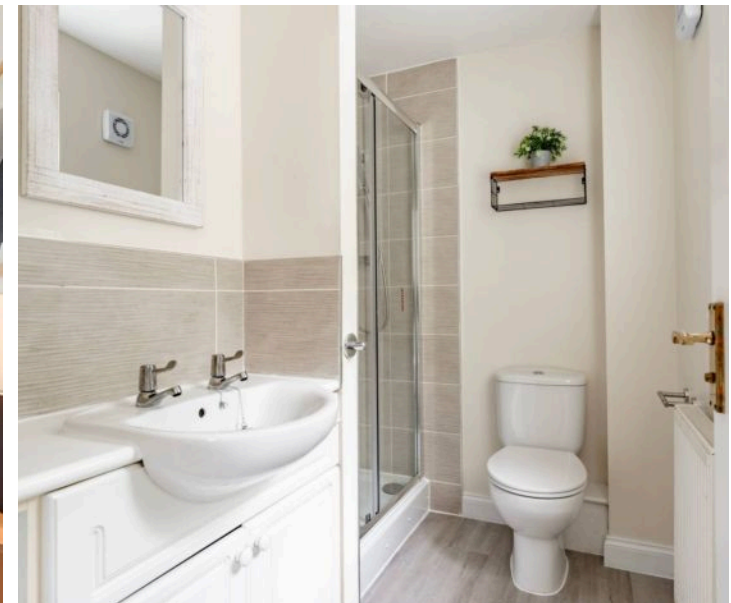
## The Location

Situated within walking distance of the town centre, this property benefits from a convenient and practical location. Daily essentials are just moments away, with supermarkets, local shops, and a pub close by. The town centre itself offers a wide range of amenities, including additional shopping options, pharmacies, a doctor's surgery, and dental practices.

For leisure and entertainment, there is a cinema, bowling alley, and a modern leisure centre, as well as a variety of pubs, restaurants, and cafés.

Families will also appreciate the range of schools nearby, catering to all ages. Despite its central convenience, the property is positioned on the edge of town, providing a quieter setting while still keeping everything you need within easy reach.

Commuters benefit from straightforward access to the A47, making travel to surrounding areas quick and convenient.



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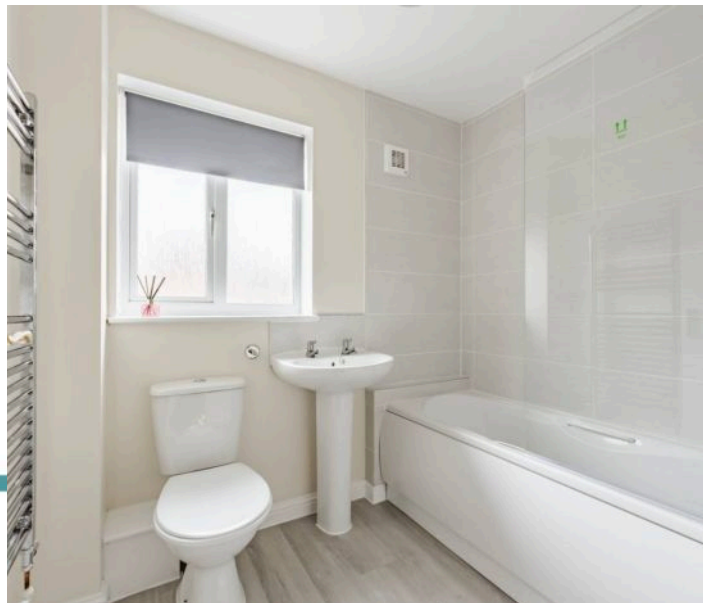
### Wavell Road, Dereham

This beautifully refurbished four-bedroom detached home offers a perfect blend of style, comfort, and practicality. Ideal for a growing family, the property boasts spacious living areas, modern fittings, and a welcoming atmosphere throughout.

The ground floor features a large lounge flowing into a dining area, perfect for entertaining or family meals. A separate reception room provides an excellent space for a home office or study.

The modern kitchen is fitted with contemporary units, space for appliances, and plenty of workspace, while a convenient WC completes the ground floor layout.

Upstairs, the master bedroom enjoys built-in wardrobes and a private ensuite shower room. Three further generous bedrooms share a stylish family bathroom with a shower over the bath. The home has been fully redecorated, with new carpets and flooring throughout, giving it a fresh and modern feel.



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Outside, the property benefits from an enclosed rear garden, ideal for outdoor relaxation or play. The front garden is neatly landscaped with a driveway providing off-road parking, leading to a garage for additional storage.

Additional highlights include uPVC double-glazed windows and doors, gas central heating, and excellent broadband and mobile connectivity. With its stylish interiors, practical layout, and recent refurbishment, this home offers a move-in-ready option for families seeking both comfort and convenience.

### Agents Note

Sold Freehold

Connected to all mains services.

**Please note, the property has been AI-staged. We recommend viewing in person to form your own opinion on its condition.**



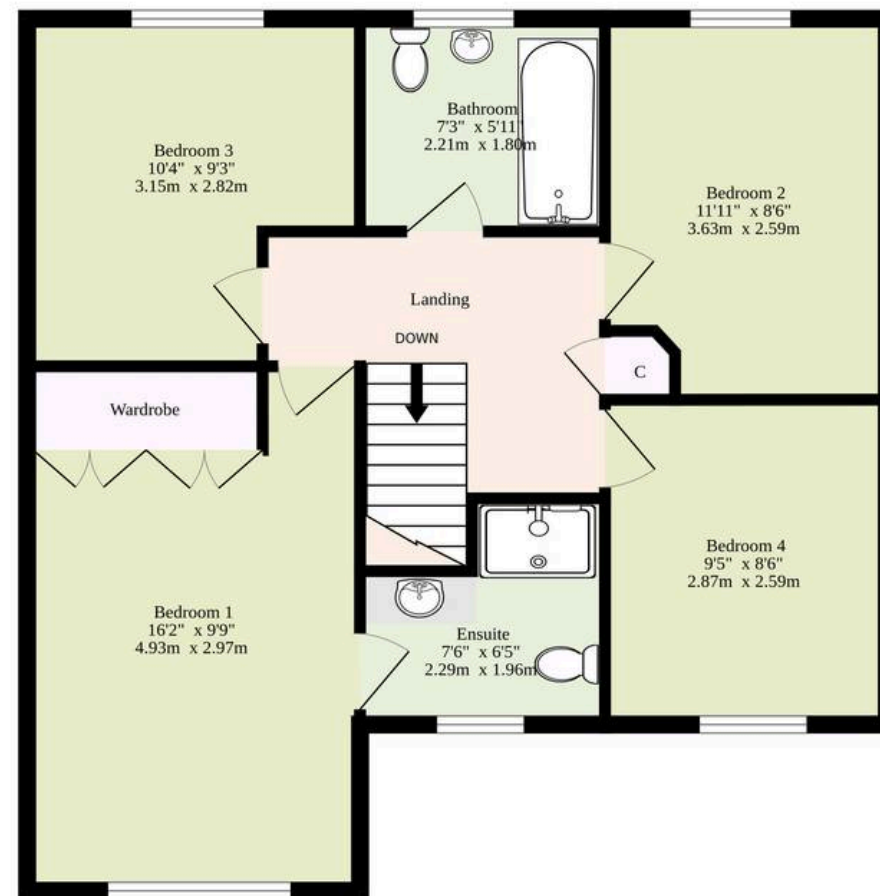
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**Ground Floor**  
514 sq.ft. (47.8 sq.m.) approx.



**1st Floor**  
521 sq.ft. (48.4 sq.m.) approx.



Sqft Excludes Hallway And Landing

**TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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