



Minors & Brady
DEREHAM
FOR SALE
01362 700820

73 Middlemarch Road, Dereham

Dereham



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Dereham

Chain free and brimming with potential, this substantial detached residence offers an exceptional opportunity to embrace comfortable, flexible living in the thriving market town of Dereham. Thoughtfully designed for modern family life, the home features spacious, light-filled interiors, including a welcoming entrance hall, generous sitting room with a feature fireplace, an impressive conservatory, and an open-plan kitchen/dining area equipped with quality fittings. Three well-sized bedrooms, a walk-in wardrobe, and a stylish family shower room complete the internal layout. Outside, a beautifully landscaped garden with patio, decked terrace, and summerhouse creates a private oasis for relaxing or entertaining. To the front, a generous brick-weave driveway provides ample off-road parking, alongside a garage and adjoining workshop, both offering excellent storage or hobby space, with exciting potential for conversion (subject to permissions). A truly versatile home with room to grow, perfectly positioned for town amenities, schools, and transport links, ready for you to move straight in and make it your own.





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- Chain free!
- Substantial detached residence positioned in the vibrant market town of Dereham
- Beautiful family home showcasing spacious and flexible accommodation ready to adapt to your own preferences and style
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Internal double doors opening into a stunning conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Open-plan kitchen/dining room, equipped with quality cabinetry, an integrated double oven, a gas hob, a built-in dishwasher and a breakfast bar unit
- Three bedrooms, a walk-in wardrobe and a family shower room
- A private, well-maintained garden featuring a patio area, a decked terrace, a laid to lawn, planted borders and a summerhouse
- A brick-weave driveway providing off-road parking, a garage for storage options and a workshop
- Close to local shops, schools, healthcare facilities and transport links



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Location

Middlemarch Road is a well-situated residential street in the thriving market town of Dereham, located in the heart of Norfolk. This sought-after location offers a strong sense of community and convenient access to a wide range of local amenities. Just a short distance away lies Dereham town centre, where residents can enjoy a variety of independent shops, national retailers, cafés, and restaurants. For day-to-day essentials, there are several nearby supermarkets including Tesco, Morrisons, and Lidl. Families will appreciate the proximity to well-regarded schools such as Grove House Infant and Nursery School, Toftwood Junior School, and Northgate High School, all within easy reach. Healthcare needs are well-served with local GP practices like Dereham Surgery and Theatre Street Medical Centre, as well as the nearby Dereham Hospital offering community health services. Transport links are excellent, with regular bus services connecting Dereham to Norwich, Swaffham, and other surrounding towns, while the A47 provides direct road access to Norwich (approximately 30 minutes by car) and King's Lynn. For rail travel, nearby stations at Wymondham or Norwich offer national rail services.



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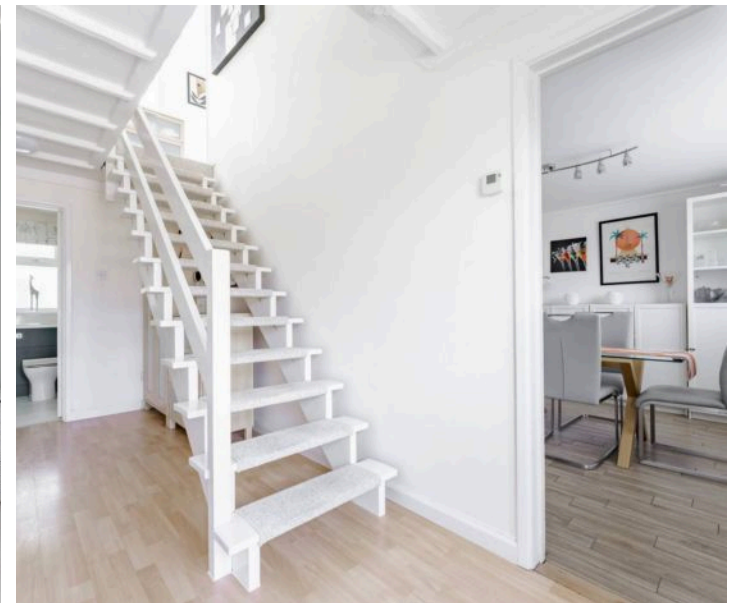
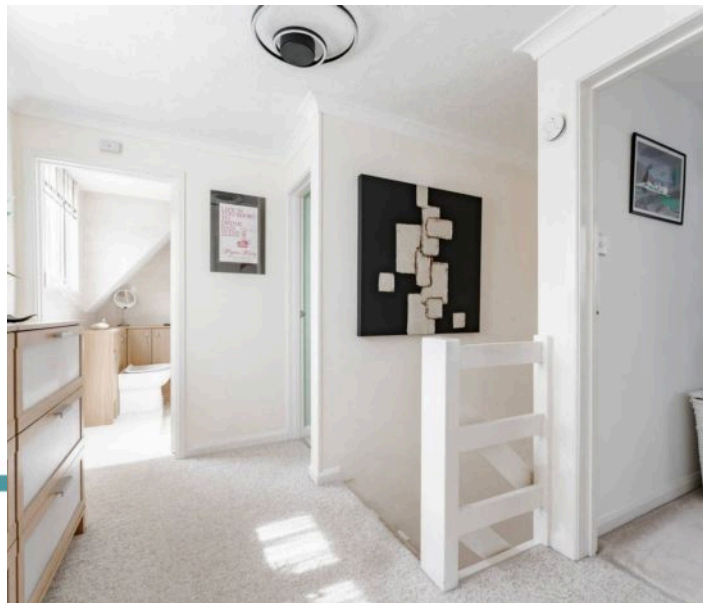
73 Middlemarch Road

Dereham

From the moment you enter, the sense of space and warmth is unmistakable. The welcoming entrance hall is light and airy, setting the tone for the rest of the home, complemented by a WC. The spacious sitting room offers an inviting space, ideal for both everyday relaxation and entertaining. A decorative feature fireplace adds charm and character, while internal double doors lead through to a stunning conservatory, an elegant extension of the living area that seamlessly blends indoor comfort with views of the private garden. This beautifully bright space offers the perfect setting for morning coffee, family gatherings, or simply unwinding whilst enjoying the views.

At the heart of the home is the open-plan kitchen/dining room, thoughtfully laid out for modern living. Complete with quality cabinetry, an integrated double oven, gas hob, built-in dishwasher, and a handy breakfast bar, it caters effortlessly to everyday meals and larger celebrations. A separate utility space keeps laundry appliances tucked away, adding practical functionality to the home.

The accommodation continues with three well-proportioned bedrooms, each offering comfort and versatility. One bedroom benefits from a walk-in wardrobe, an enviable touch of luxury. A modern family shower room completes the interior layout, delivering style and convenience.



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Outside, the private rear garden is beautifully presented, perfect for families, gardeners, and entertainers. A thoughtfully landscaped space featuring a patio area, a decked terrace for alfresco dining, a maintained lawn, established planted borders, and a charming summerhouse, ideal for storage, a home office, or a studio space.

To the front of the property lies a generous brick-weave driveway, offering ample off-road parking for multiple vehicles. This is complemented by a garage and an adjoining workshop, providing excellent storage solutions or an ideal space for hobbies or creative pursuits. With the potential to be converted, subject to the necessary permissions, these spaces offer fantastic scope for further enhancing the home, whether as additional living accommodation, a self-contained annex or a dedicated home office.

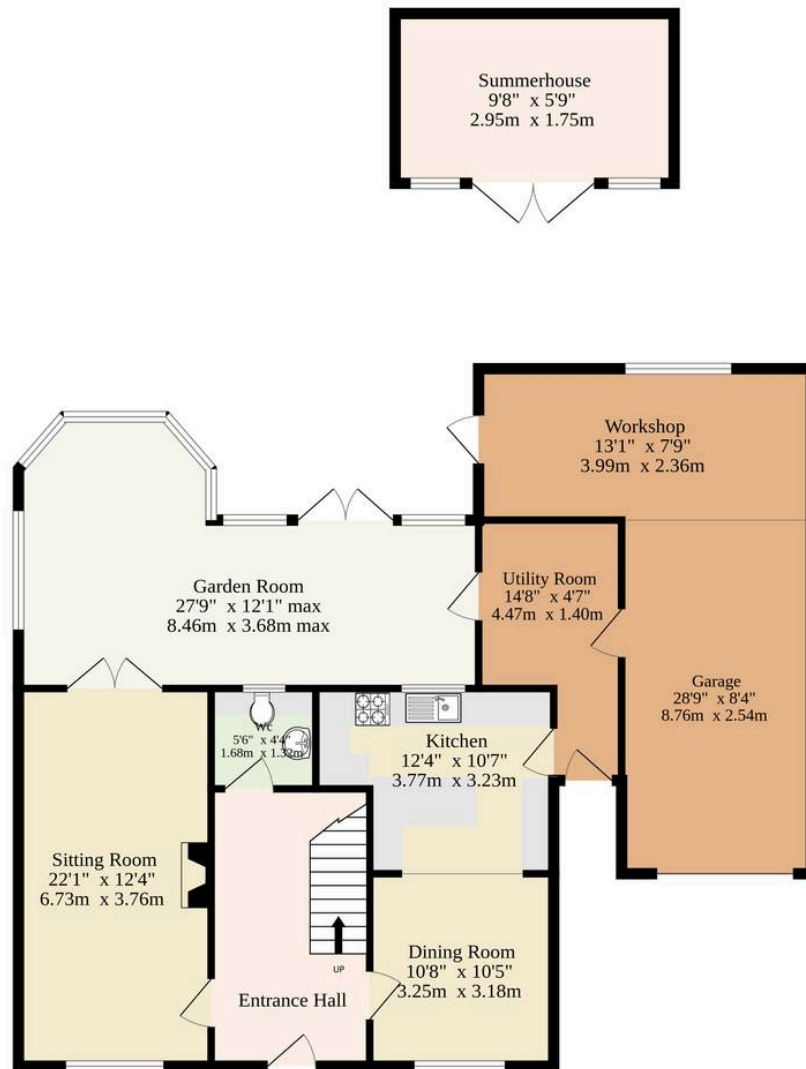
Agents note

Freehold

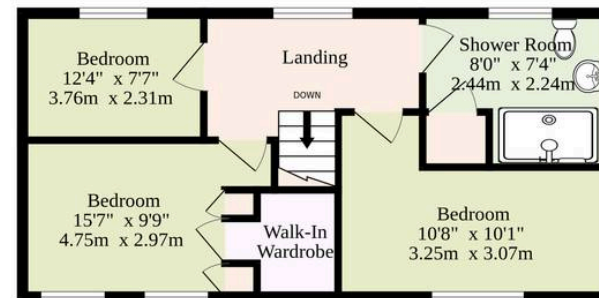


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Ground Floor
1476 sq.ft. (137.1 sq.m.) approx.



1st Floor
494 sq.ft. (45.9 sq.m.) approx.



Sqft Includes The Summerhouse, Workshop And Garage

TOTAL FLOOR AREA : 1970 sq.ft. (183.0 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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Your home, our market



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