



11 Warner Avenue, Dereham

Dereham



Minors & Brady

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Set on a generous plot within a quiet cul-de-sac in the well-connected market town of Dereham, this detached bungalow immediately stands out for its space, versatility, and beautifully maintained presentation. Offering four double bedrooms, including a principal suite with its own en-suite and built-in storage. A light-filled sitting room, a modern kitchen/dining room with quality fittings, and flexible living spaces create an inviting interior ready for you to move straight into. Outside, the wrap-around gardens provide multiple patio areas for entertaining, a generous lawn framed by established planting, and even a woodland-style area with a large summerhouse, a setting that feels both private and full of possibility. With ample driveway parking, a detached garage, and the option to be sold chain free, this home offers an exceptional opportunity to embrace both convenience and lifestyle.



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- Detached bungalow set on a substantial plot, down a quiet cul-de-sac, within the market town of Dereham
- Potential to be sold chain free!
- Beautifully presented throughout, ready for you to move in and adapt it to your own preferences and style
- Comfortable sitting room accentuated by a large window that floods the space in natural light, inviting relaxation and entertaining
- Kitchen/dining room equipped with quality cabinetry, an integrated double oven, a gas hob, a built-in dishwasher and spaces for your appliances
- Four double bedrooms offering comfort and privacy, two of which benefit from built-in wardrobes
- A family shower room and a private en-suite, comprising of modern three-piece suites
- A private, wrap-around garden featuring several patio areas, a maintained lawn, well-established beds, a large summerhouse and a woodland area
- A large, brick-weave driveway providing ample off-road parking for multiple vehicles and a detached garage for storage options
- Walking distance to the town centre, offering a wide range of amenities, including shops, schools, healthcare facilities and transport links



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Location

Warner Avenue is a peaceful residential street situated in the heart of Dereham, a charming market town in Norfolk known for its mix of historic architecture and modern amenities. Residents benefit from easy access to a wide range of local amenities: within a short walk or drive, the town centre offers supermarkets, boutique shops, cafes, bakeries, and essential services such as banks and post offices.

Education is well-catered for in the area. For younger children, several primary schools are within walking distance, while Northgate High School and Dereham Neatherd High School provide comprehensive secondary education options, with extracurricular and sports facilities readily available. Healthcare services are conveniently close, including local GP surgeries, dental practices, and Dereham Hospital, ensuring comprehensive medical care is within easy reach.

Warner Avenue is well-connected in terms of transport. Local bus routes link residents to the wider town and surrounding villages, while the nearby A47 provides direct road access to Norwich, King's Lynn, and other regional centres. For those who prefer cycling or walking, the street is close to parks and green spaces, offering pleasant routes for recreation and leisure. The combination of quiet residential living, proximity to shops, schools, healthcare, and excellent transport links makes Warner Avenue a highly convenient and desirable location within Dereham.



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With the option to be sold chain free, this home provides an exciting opportunity for those seeking a move-in ready property that still allows scope to add personal touches and style.

On arrival, the welcoming atmosphere is immediately apparent. The large brick-weave driveway sweeps up to the home, providing ample parking for several vehicles, while the detached garage offers additional storage or workshop potential. From here, it leads you to the front entrance, where the sense of light and space continues inside.

The entrance hall sets a bright and airy tone, guiding you through the heart of the property. The sitting room is a standout feature, a generous, comfortable space made all the more inviting by a wide window that floods the room with natural light. This is a room designed for both relaxation and entertaining, whether you're enjoying a quiet evening at home or hosting guests.

The kitchen/dining room has been thoughtfully designed with modern living in mind. Quality cabinetry, an integrated double oven, a gas hob, and a built-in dishwasher combine practicality with style, while designated spaces for your appliances ensure ease of use. The dining area provides plenty of room for family meals or social gatherings.



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The bungalow offers four well-proportioned double bedrooms, each adaptable to suit your needs. The principal bedroom benefits from built-in wardrobes and a private en-suite bathroom, creating a personal retreat within the home. The second bedroom also features fitted wardrobes, offering excellent storage solutions. A modern family shower room, fitted with a sleek three-piece suite, serves the remaining bedrooms. The fourth bedroom, currently versatile in design, is ideal as a home office, dressing room, or playroom.

Stepping outside, the wrap-around garden is a true haven. Several patio areas create inviting spaces for alfresco dining, summer barbecues, or simply enjoying the serenity of the setting. The well-kept lawn is bordered by mature planting and established beds that provide colour and structure throughout the seasons. A substantial summerhouse adds further lifestyle opportunities, whether used as a space for comfortable furniture, a hobby space or storage. Beyond this, a woodland-style area enhances the sense of seclusion, offering a natural backdrop rarely found in properties so close to town.

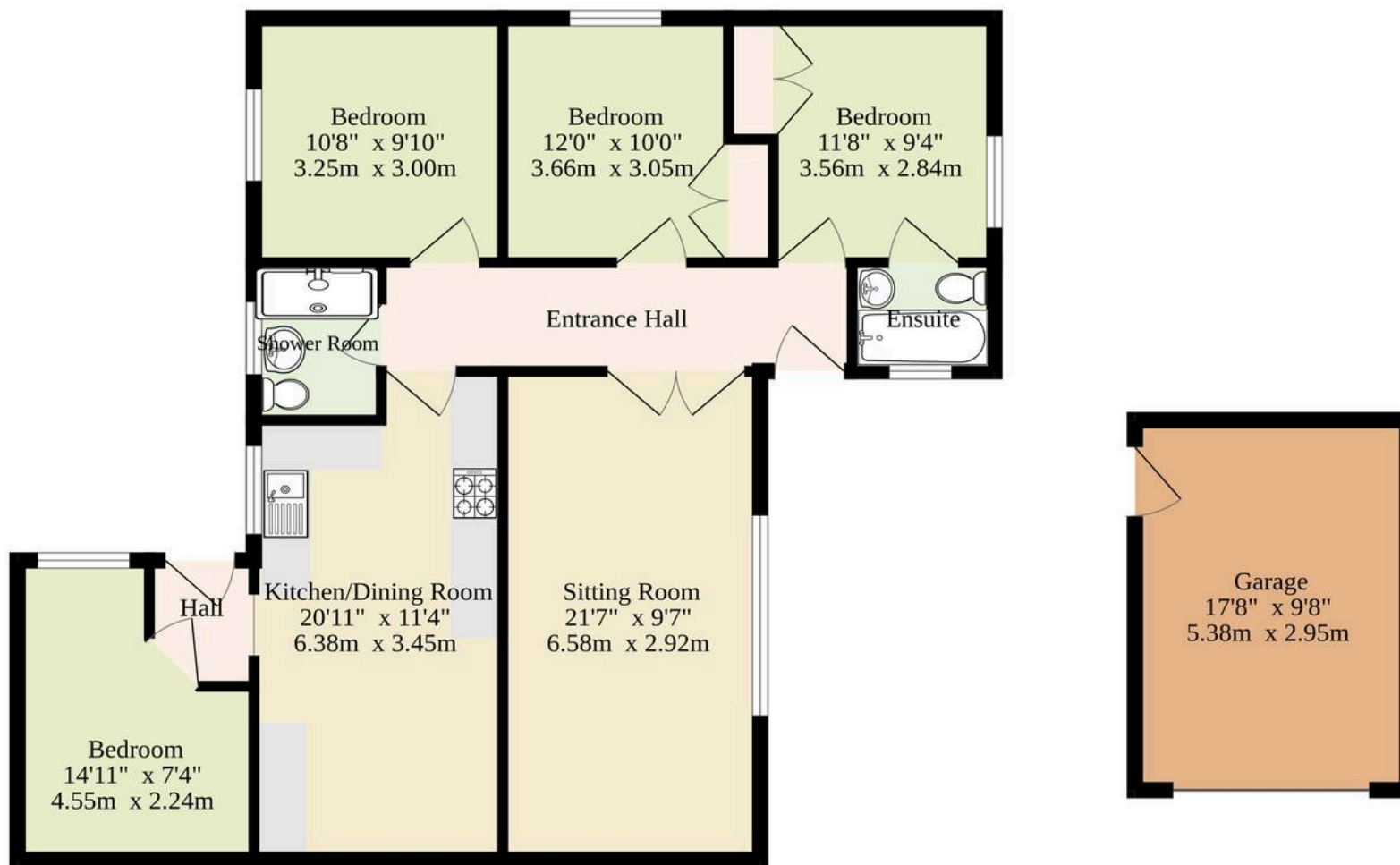
Agents note

Freehold



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Ground Floor
1187 sq.ft. (110.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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