



11 Silver Birch Road, Dereham

Dereham



Minors & Brady

11 Silver Birch Road

Dereham

Set in the friendly Etling Grove area of Dereham, this four-bedroom detached house offers plenty of room for family life. The modern kitchen and spacious lounge, opening to the garden, make it ideal for everyday living and entertaining. The master bedroom has its own en suite, with three more bedrooms providing space for children, guests, or a home office. A family bathroom completes the upstairs layout. Outside, there's parking for two cars, a garage, and a safe, enclosed garden. A comfortable home in a great spot for schools, shops, and green spaces.

- Spacious 4-bedroom detached family home
- Master bedroom with en suite shower room
- Three additional bedrooms with flexible use
- Modern fitted kitchen with built-in oven and hob
- Generous lounge with French doors to rear garden
- Ground floor cloakroom WC
- Family bathroom with modern suite
- Tandem driveway providing off-road parking for two vehicles
- Single garage offering extra storage or parking
- Enclosed rear garden, mostly laid to lawn, safe for children and pets





M&B

11 Silver Birch Road

Dereham

The Location

Dereham is a friendly market town that has grown into a well-connected and welcoming community. It offers a mix of independent shops, high street stores, cafes, and restaurants, so everything you need for daily life is close at hand. Families will appreciate the range of local schools and nurseries, while healthcare and leisure facilities are also easily accessible.

The town is well served for transport, with good road links to Norwich, King's Lynn, and the surrounding countryside, and regular bus services making travel straightforward. For those who enjoy the outdoors, Dereham has plenty of green spaces, parks, and walking routes, providing safe places for children to play or for a relaxing weekend stroll.

Living in Dereham offers a balance between convenience and a quieter pace of life. It's the kind of place where neighbours know each other, community events are well supported, and families can feel settled. The town's combination of amenities, accessibility, and welcoming atmosphere makes it an ideal spot for people looking for a practical yet comfortable home base in Norfolk.

M&B



11 Silver Birch Road

Dereham

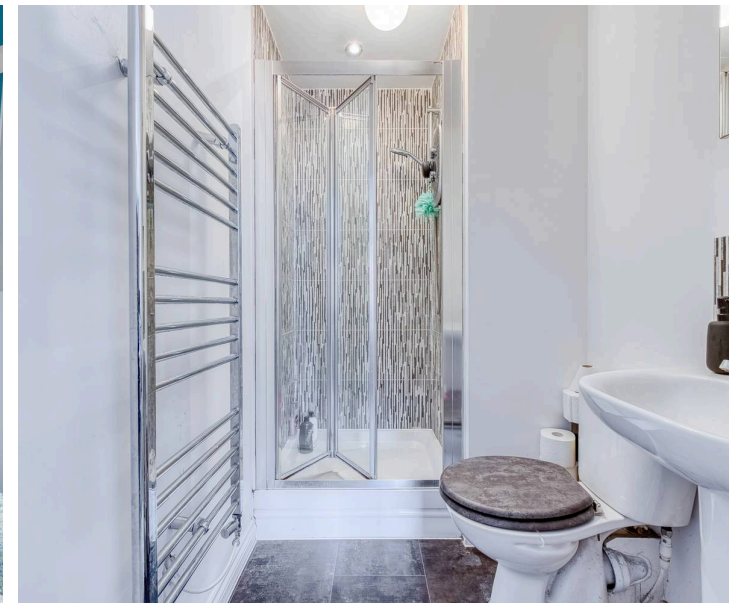
Silver Birch Road, Dereham

A well-sized four-bedroom detached house in the popular Etling Grove area, within easy reach of Dereham town centre, schools, local shops, and transport links. This home is practical, comfortable, and ready for family life.

On the ground floor, you'll find a bright entrance hall, a handy cloakroom WC, and a modern kitchen with built-in oven and hob. The kitchen features bright storage, chrome fixtures, and wood-style surfaces, providing plenty of workspace and storage—ideal for everyday family meals.

The lounge is generous in size, decorated in a bold blue theme with wallpapered brick-effect walls that tie the room together. French doors lead out to the rear garden, perfect for letting in natural light and enjoying outdoor space in warmer weather. Durable wood-effect flooring runs throughout the ground floor, offering style and easy cleaning.

Upstairs, the master bedroom comes with its own en suite shower room, while three further bedrooms offer flexibility for family, guests, or a home office. A family bathroom completes the first floor.



M&B

11 Silver Birch Road

Dereham

Outside, the property benefits from a tandem driveway providing off-road parking for two vehicles, as well as a single garage that can be used for storage or parking. The rear garden is enclosed and mostly laid to lawn, offering a safe space for children, pets, or simple outdoor relaxation.

This home offers straightforward, family-friendly living in a sought-after location, making it an ideal choice for anyone looking for a comfortable and practical family house.

Agents Note

Sold Freehold

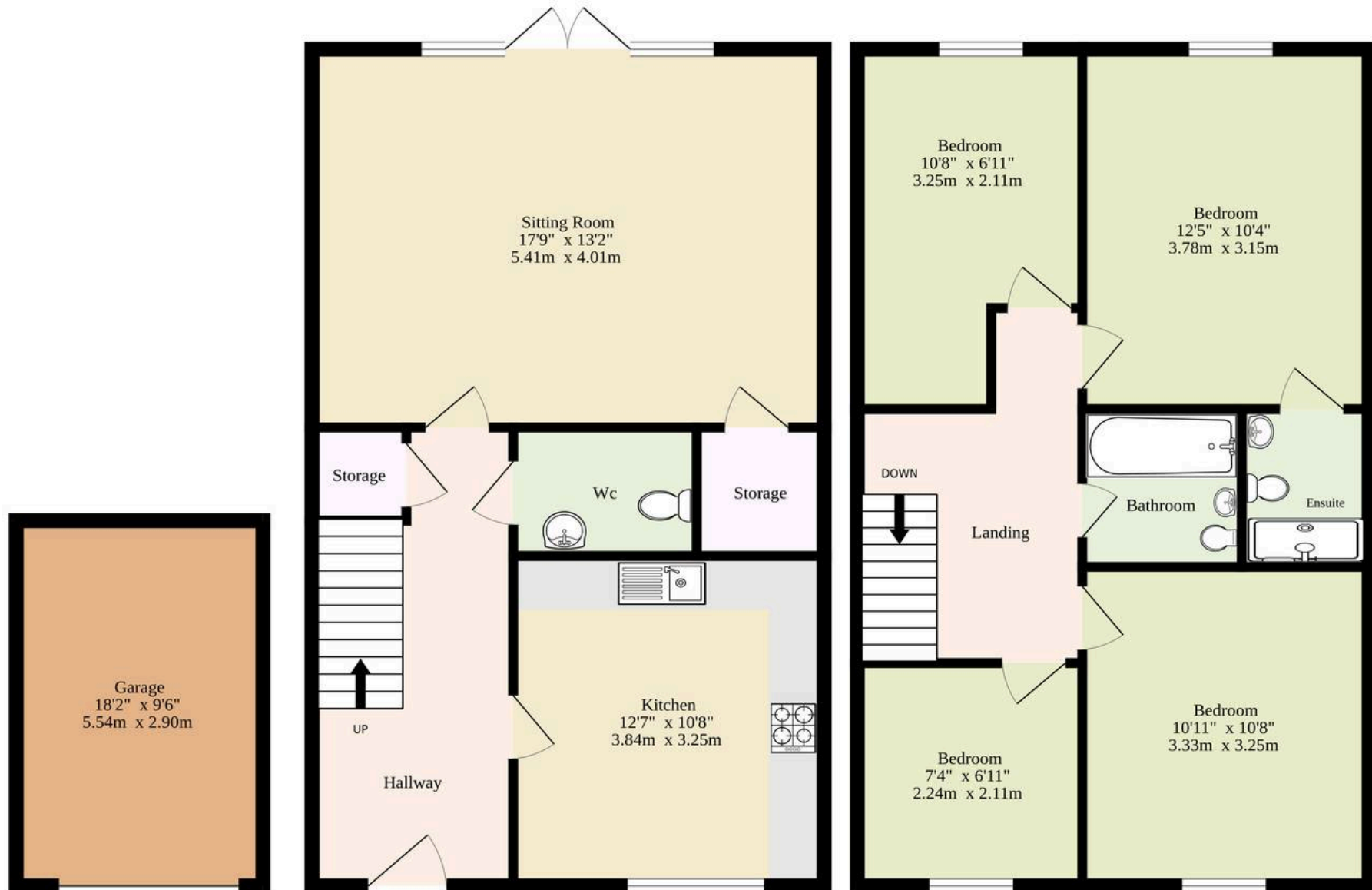
Connected to all mains services.



M&B

Ground Floor
704 sq.ft. (65.4 sq.m.) approx.

1st Floor
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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.

Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet Callum
Senior Property Consultant



Meet Ayesgul
Aftersales Progressor



Meet Marlo
Senior Property Valuer

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk