



41 York Place Becclesgate, Dereham

Dereham



Minors & Brady



# 41 York Place Becclesgate

Dereham, Dereham

Tucked away in a serene corner of Dereham, York Place offers a unique blend of comfort and community for over-55s. This modern retirement bungalow features a bright, glazed hallway leading to a spacious double bedroom and a contemporary shower room with slip-resistant flooring. The open-plan living area includes a stylish kitchen with wood-effect units and space for appliances, seamlessly connecting to a light-filled lounge. Fully glazed doors open onto a private, low-maintenance garden, perfect for quiet outdoor relaxation. Residents enjoy the support of a weekday scheme manager, an emergency alarm system, and well-maintained communal gardens and facilities. A permit parking space is available on-site, and pets are welcomed with prior approval from Broadland Housing. With its central location near shops, cafés, parks, and cultural attractions, the property combines independent living with convenient access to everything Dereham has to offer.

- Modern retirement bungalow for over-55s
- Spacious double bedroom with adjacent shower room
- Open-plan kitchen with wood-effect units and space for appliances
- Bright lounge with fully glazed doors opening to private garden
- Low-maintenance, landscaped rear garden
- Agents Note  
Sold Leasehold (118 years remain)  
Connected to all mains services.  
Service Charge: TBC



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## The Location

York Place is ideally situated in the heart of Dereham, Norfolk, offering residents the convenience of town centre living within a peaceful, purpose-built retirement community. Just a short walk from the complex, you'll find a variety of local shops, cafés, pubs, and restaurants, providing easy access to everyday essentials and social venues.

The town is also home to cultural attractions such as the East Dereham Windmill and the Gressenhall Museum of Rural Life, enriching the local heritage experience. For those seeking outdoor leisure, Dereham offers several parks and green spaces, including Neatherd Moor and Rush Meadow, ideal for walking and relaxation.

Public transport links are readily available, connecting residents to nearby towns and Norwich, ensuring accessibility for appointments and outings. This central location combines the benefits of independent living with the support of a close-knit community, making York Place a desirable choice for over-55s seeking a balanced and fulfilling lifestyle.



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# 41 York Place Becclesgate

## York Place, Dereham

Set in the heart of the market town of Dereham, this modern retirement bungalow is ideal for those aged over 55 seeking a comfortable and low-maintenance home. The property benefits from a private garden, communal facilities, and permit parking.

The bungalow features a welcoming covered entrance leading into a bright and spacious glazed hallway with a built-in cloak cupboard. The hallway provides access to all principal rooms. To the left, there is a generous double bedroom and a modern shower room equipped with slip-resistant flooring and an oversized shower.

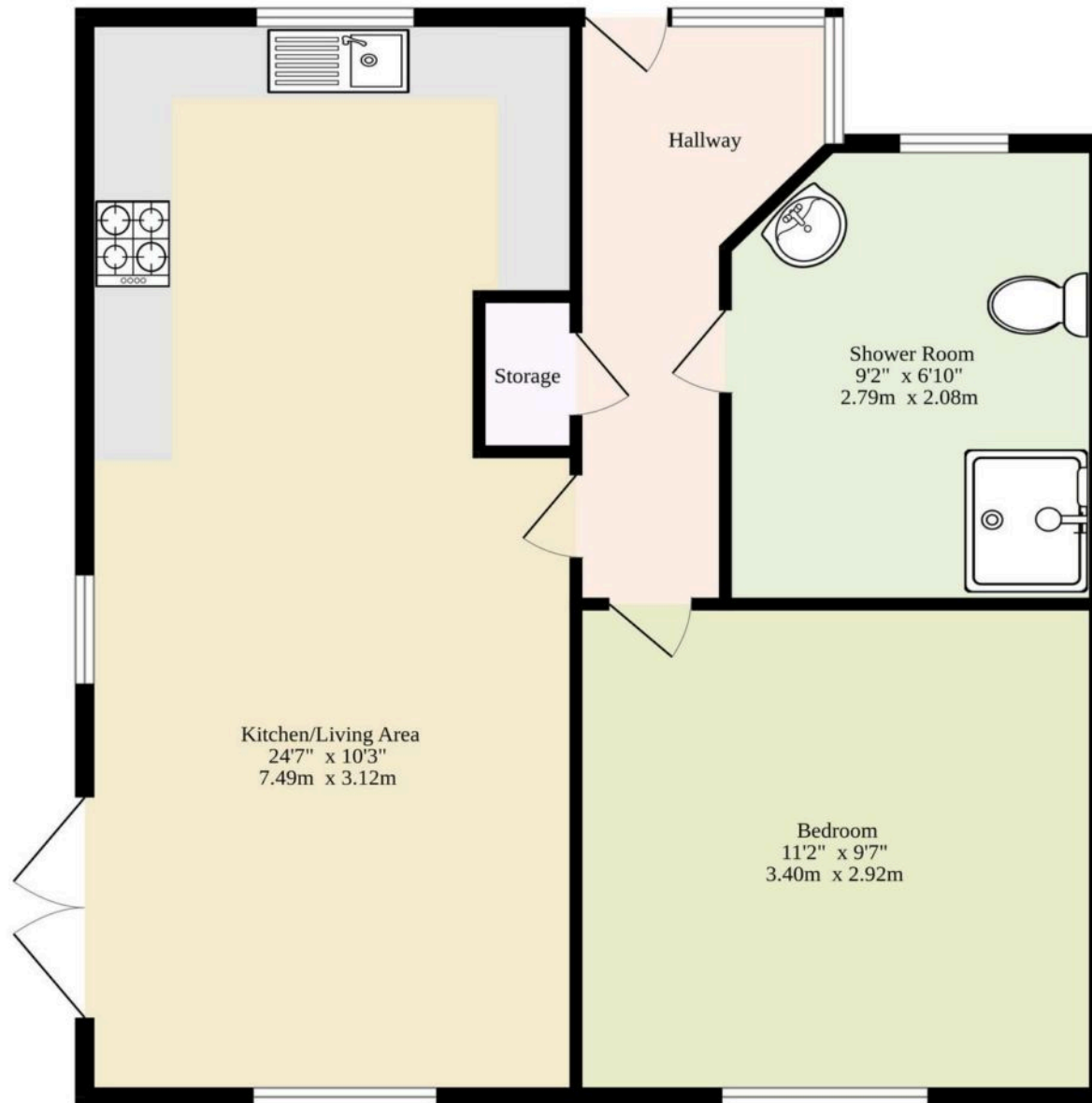
To the right, the property offers a well-designed open-plan living space. The kitchen is fitted with stylish wood-effect gloss units, a built-in oven, and space for additional appliances, while overlooking the communal gardens. The lounge area is filled with natural light through fully glazed double doors, which open onto a landscaped private rear garden, perfect for relaxing outdoors.

Residents benefit from a scheme manager available on weekdays, an emergency alarm system, and the management of communal landscaped areas. Additional services include the upkeep of the common room and laundry, including cleaning, heating, lighting, and servicing of equipment, along with provisions for equipment renewal and buildings insurance.

A small on-site car park is available with a permit for one vehicle; please consult the Scheme Manager for details. Pet ownership is permitted, subject to approval from Broadland Housing.



**Ground Floor**  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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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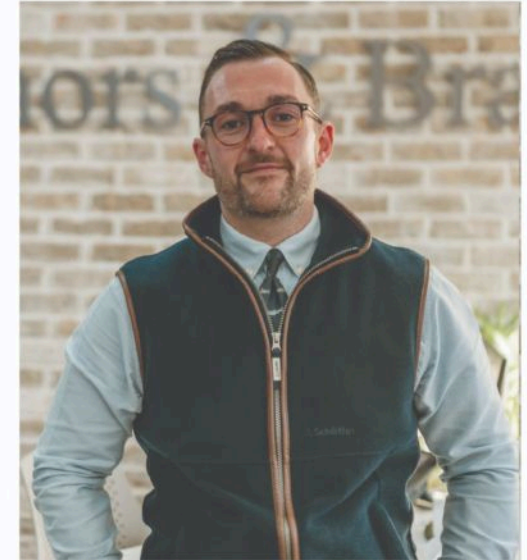
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