



62 Norwich Road, Dereham

Dereham



Minors & Brady

62 Norwich Road

Dereham

In a prime position on Norwich Road, this spacious over-the-passage home combines town convenience with versatile living. Located within easy reach of Dereham's amenities, the property offers three bedrooms, two bathrooms, and generous reception space. The lounge and dining room provide flexibility for family life, while the conservatory creates a natural link to the garden. Upstairs, the master bedroom enjoys an ensuite, with two further bedrooms and a family bathroom completing the layout. Outside, the private rear garden and large shed add excellent lifestyle and storage options. Ample off-road parking makes this a practical choice for first-time buyers, families, or investors alike.

- Prime location on Norwich Road, close to Dereham town centre
- Spacious over-the-passage mid-terrace layout
- Bright lounge measuring almost 15ft at its widest point
- Separate dining room with direct flow into the kitchen
- Conservatory offering year-round enjoyment and garden access
- Three bedrooms, including a generous ensuite master
- Family bathroom serving bedrooms two and three
- Private and enclosed rear garden, ideal for relaxation or entertaining
- Substantial shed/workshop (13'8 x 11'7) for storage or hobbies
- Ample off-road parking to the front of the property





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The Location

Norwich Road is ideally positioned on the eastern approach to Dereham, offering a superb balance of town convenience and accessibility.

Just a short distance from the bustling town centre, residents can enjoy a wide range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, and leisure facilities such as the Dereham Leisure Centre and cinema.

The area is well served by reputable primary and secondary schools, making it a practical location for families.

For those who enjoy the outdoors, the nearby Neatherd Moor provides expansive green space for walking and recreation, while the historic Mid Norfolk Railway offers a nostalgic way to explore the local countryside. Excellent transport links via the A47 place Norwich within easy reach, making this a well-connected spot for commuters seeking a central Norfolk lifestyle.



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Norwich Road, Dereham

Set within walking distance of the town centre, this over-the-passage mid-terrace home on Norwich Road is a fantastic option for both first-time buyers and investors. Well-proportioned throughout, the property combines generous living areas with practical features, making it a versatile home to suit a range of lifestyles.

The ground floor is arranged to provide plenty of space for day-to-day living. A welcoming entrance leads into the lounge, a bright and inviting room that extends to almost 15ft at its widest point – an ideal setting for relaxing evenings. A separate dining room offers room for family meals or entertaining and flows through to a fitted kitchen with good storage and workspace. To the rear, a conservatory adds extra flexibility, linking the house to the garden and creating a space that can be enjoyed across the seasons.

Upstairs, there are three bedrooms. The principal bedroom is a comfortable double with its own ensuite shower room, while the second bedroom also offers good proportions. The third bedroom could serve as a single, nursery, or home office. A family bathroom completes the first floor.

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Outside, the property benefits from a private, enclosed rear garden – a generous outdoor space that is ideal for relaxing, entertaining, or gardening. A large shed, provides excellent storage or workshop potential. To the front, the driveway offers ample off-road parking.

With its spacious layout, convenient location, and potential to personalise, this home is an excellent opportunity for buyers looking to step onto the property ladder or secure a strong investment.

Agents Note

Sold Freehold

Connected to all mains services.

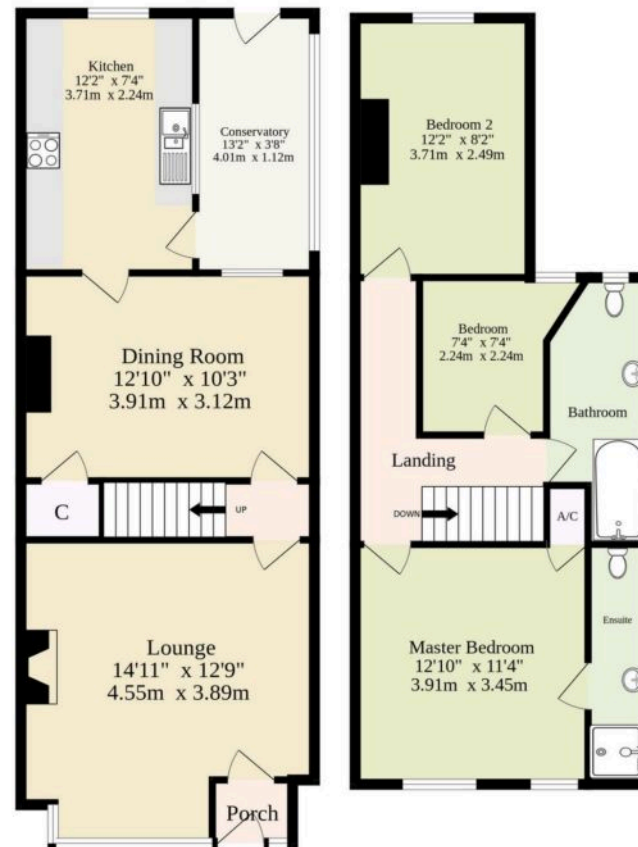
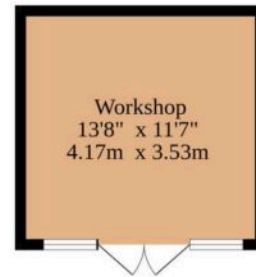
The boiler is only 1-year old and comes with a 9-year warranty.



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Ground Floor
632 sq.ft. (58.7 sq.m.) approx.

1st Floor
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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