



19 Brussels Close, Dereham

Dereham



Minors & Brady

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Dereham

Showcasing generous proportions, modern finishes, and countryside views, this beautiful detached residence is a family home designed to balance comfort and practicality. With five double bedrooms, three bathrooms, and a choice of versatile reception rooms, it provides the space and flexibility to adapt to every stage of family life. At its heart, the kitchen/breakfast room opens directly onto the garden, creating a natural hub for everyday living and entertaining. Add in landscaped outdoor space, a double garage, and ample parking, and this home delivers the full package in a highly sought-after location.



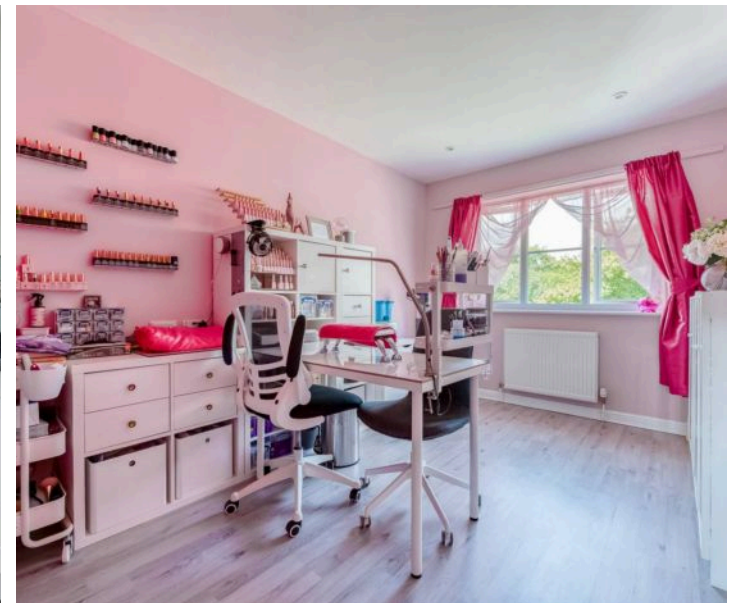


M&B

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- Substantial 5-bedroom detached residence within the sought-after area of Dereham offering versatile family living
- Fully fitted kitchen/breakfast room featuring quality wall and base cabinetry, granite worktops, a range-style oven, integrated dishwasher and a functional utility room
- Bright and spacious sitting room with sliding doors that open directly onto the rear garden, providing seamless indoor-outdoor living
- Formal dining room designed for family meals and entertaining guests in style
- Flexible study that can function as a home office, additional reception room, children's playroom, or a sixth bedroom if required
- Five spacious double bedrooms including a principal suite with a private dressing room and modern en-suite bathroom
- Two additional en-suite bathrooms with high-quality fixtures alongside a contemporary family bathroom serving the remaining bedrooms
- Landscaped rear garden with Indian sandstone patio, well-maintained lawn, open countryside views, and a large shed providing extra storage
- Extensive driveway providing off-road parking for multiple vehicles, complemented by a double garage for secure parking or additional storage
- Close to local shops, schools for all ages, healthcare facilities and transport links



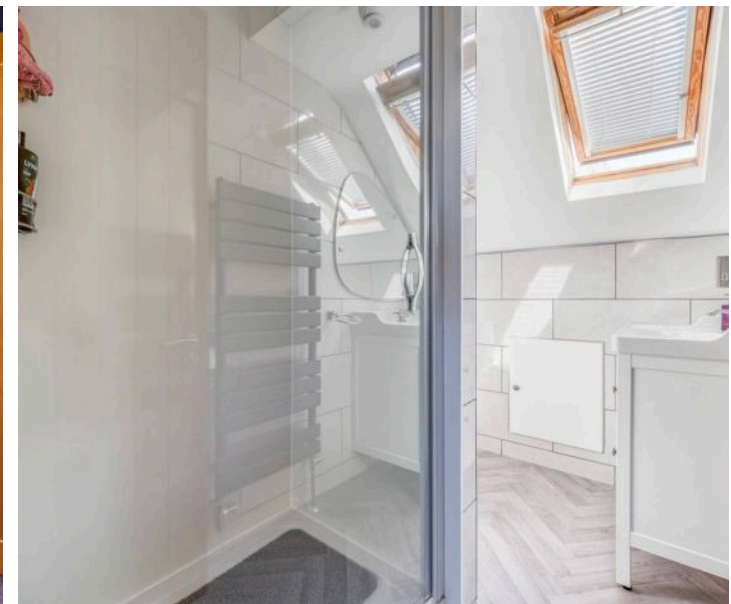
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Location

Brussels Close is a quiet and welcoming cul-de-sac situated in the desirable area of Toftwood, on the western edge of the market town of Dereham. The location offers an ideal setting for family living, combining suburban tranquility with convenient access to everyday amenities. Local shops, including a supermarket, bakeries, and cafes, are within easy reach, while the town centre of Dereham provides a wider range of retail, leisure, and dining options.

Families benefit from proximity to well-regarded schools such as Toftwood Infant School, Dereham Church of England Junior Academy, and Dereham Neatherd High School. Healthcare facilities are also readily accessible, with local GP surgeries, dental practices, and Dereham Community Hospital nearby. Excellent transport links enhance the area's appeal, with regular bus services connecting Toftwood to Dereham town centre and surrounding towns, and easy road access to the A47 for commuting further afield. With its combination of family-friendly amenities, green spaces, and a strong community feel, Brussels Close offers a perfect environment for raising a family.



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From the welcoming entrance hall, you step into a bright and spacious sitting room where sliding doors open directly onto the garden, creating a seamless flow for indoor and outdoor living. Adjacent, the dining room provides a formal setting for family meals and gatherings. The study adds further flexibility, working equally well as a home office, additional reception room, children's playroom, or even a sixth bedroom if required.

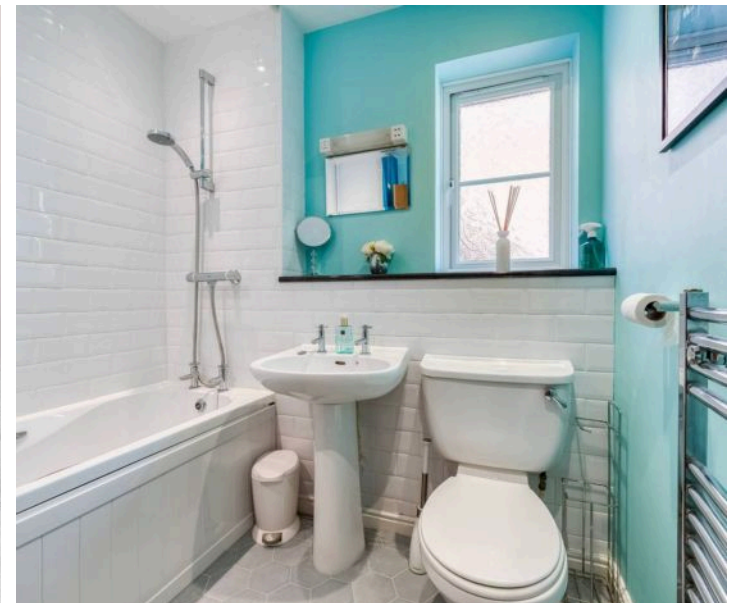
At the heart of the home lies a kitchen/breakfast room, equipped with quality wall and base cabinetry, complemented by granite worktops and a range-style oven. It also includes an integrated dishwasher, plumbing for washing appliances, and space for an American-style fridge/freezer. Sliding doors extend the living space into the garden, making it perfect for summertime dining and hosting. The adjoining breakfast room provides an inviting spot for casual meals, while a separate utility room adds additional storage. A convenient ground floor shower room completes the downstairs accommodation.



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Upstairs, all five bedrooms are doubles, ensuring comfort for the whole family. The principal bedroom flaunts a private dressing room and a modern en-suite with a stylish three-piece suite. The second bedroom also enjoys a private en-suite shower room, finished to the same high standard. Three further bedrooms are served by the family bathroom, which offers a modern three-piece suite including bathtub, a hand wash basin, and a WC. The rear-facing bedrooms enjoy sweeping views across open countryside, creating a peaceful backdrop to everyday living.



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The outside space has been thoughtfully landscaped to complement the home. The rear garden features an Indian sandstone patio, ideal for seating arrangements, summer barbecues, or simply relaxing while overlooking the open fields. The lawn is well-maintained and provides ample space for children to play, while a large shed offers excellent storage options. At the front of the residence, a large driveway provides off-road parking for multiple vehicles, alongside a double garage for secure parking or additional storage.

Beautifully presented and carefully maintained, Brussels Close represents a rare opportunity to secure a spacious and versatile family home in a highly desirable location.

Agents note

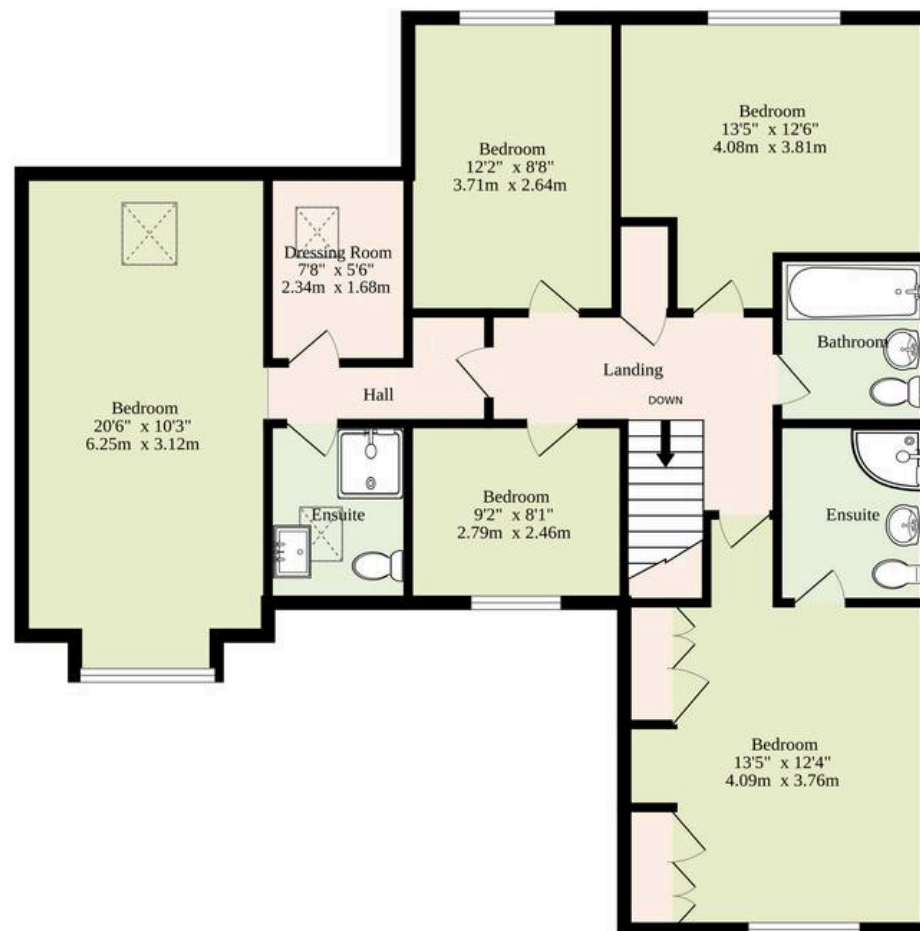
Freehold



Ground Floor
1144 sq.ft. (106.3 sq.m.) approx.



1st Floor
985 sq.ft. (91.5 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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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