



3 The Sidings Southend, Dereham

Dereham



Minors & Brady

Tucked away yet perfectly positioned, this modern detached bungalow combines comfort and practicality in equal measure. Light-filled and thoughtfully arranged, the accommodation flows effortlessly from the entrance hall into the kitchen/breakfast room, complete with fitted units and integral appliances. A utility room provides added convenience with garden access and views to the front. The lounge enjoys a double aspect and French doors, seamlessly connecting indoor and outdoor spaces. The main bedroom features built-in wardrobes and a private en-suite, while two further double bedrooms share a well-appointed bathroom. Outside, a brick weave driveway leads to the garage, with a personal door opening onto the garden. The rear and side gardens are mainly lawned, complemented by a sandstone patio, raised flower and vegetable beds, and a practical shed. With a prime location within walking distance of the High Street, this home offers both everyday convenience and an inviting, versatile living environment.

- Modern detached bungalow with spacious, well-presented accommodation
- Conveniently located within walking distance of the High Street
- Light-filled lounge with double aspect and French doors to the garden
- Kitchen/breakfast room with fitted base and wall units, integral appliances, and dining space
- Utility room with garden access and front-facing window
- Main bedroom with built-in wardrobes and private en-suite shower room
- Two further double bedrooms with ample space
- Separate family bathroom serving additional bedrooms
- Brick weave driveway leading to a garage with personal door to the garden
- Rear and side gardens featuring lawn, sandstone patio, shed, and raised flower and vegetable beds





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The Location

The Sidings enjoys a prime position in one of Dereham's most accessible and community-focused areas, placing everyday convenience right on the doorstep. Just a short stroll leads to the town centre, where an excellent selection of shops and essential services provides everything. Nearby, you'll find well-regarded schools, open parks perfect for weekend outings, and the ever-popular Dereham Leisure Centre for fitness, swimming, and family fun.

The surrounding neighbourhood offers a well-established, welcoming atmosphere, with leafy streets and a sense of space that makes it easy to feel at home. Tesco and M&S Simply Food are both close by, along with a handy petrol station, making day-to-day errands effortlessly manageable.

Commuters and day-trippers alike benefit from excellent transport connections, with frequent bus services to Norwich and surrounding villages, plus quick and easy access to the A47. Whether heading into the city for work or exploring the scenic Norfolk countryside, this location keeps travel simple and stress-free.

Dereham itself is a lively market town known for its strong community spirit, quality healthcare services, and calendar of local events throughout the year. Living here offers the best of both worlds – a relaxed pace of life with the convenience of modern amenities all within easy reach.

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The Sidings, Dereham

This modern detached bungalow offers spacious and well-presented accommodation, conveniently located within walking distance of the High Street. The property is designed for comfortable living and benefits from a practical layout and light-filled rooms.

An 'L' shaped entrance hall leads into the kitchen/breakfast room, which features a range of fitted base and wall cupboards, integral appliances, and space for a dining table. Adjacent to the kitchen is a utility room with a window overlooking the front garden and access to the side of the property.

The lounge is bright and airy, with a double aspect and French doors opening out to the garden, creating a seamless connection between indoor and outdoor living.

The main bedroom includes built-in wardrobes and a private en-suite shower room. There are two further double bedrooms, each offering ample space, and a separate bathroom that serves these rooms.

Outside, the property enjoys a brick weave driveway leading to a garage with a personal door to the garden. The front garden is laid to lawn with a path to the entrance, while the rear and side gardens are mainly lawned with a sandstone patio, perfect for outdoor entertaining.

The garden also features a shed and raised flower and vegetable beds, providing both practicality and charm.

Agents Note

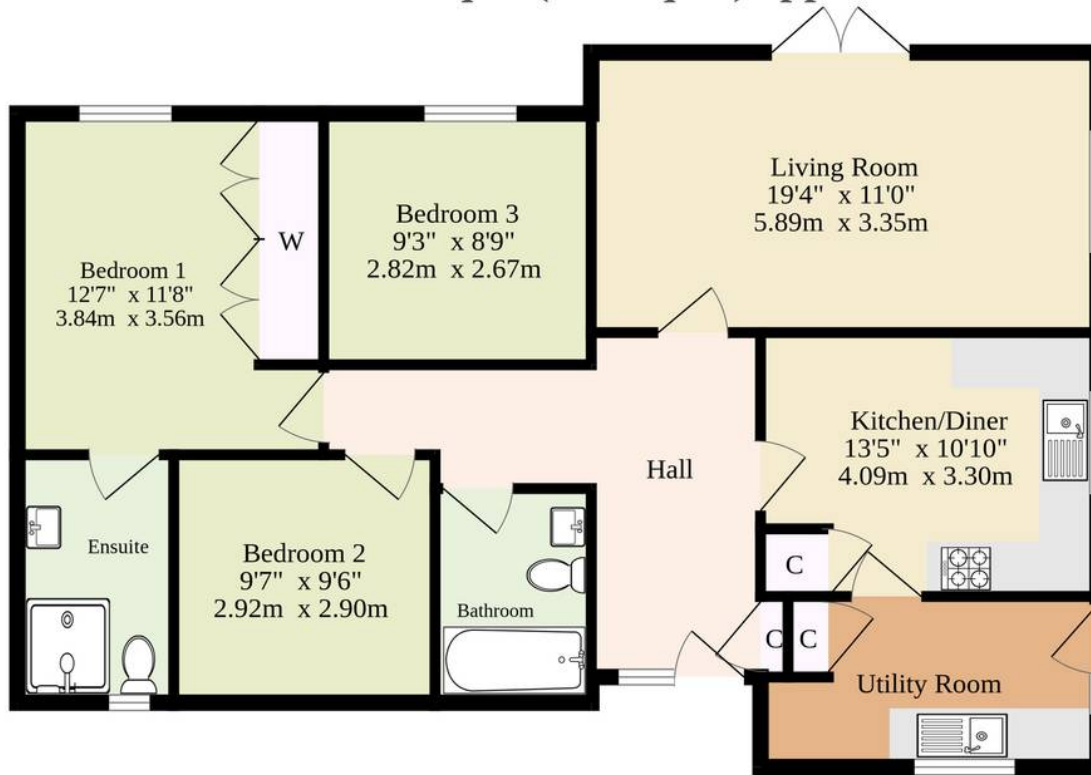
Sold Freehold

Connected to all mains services.



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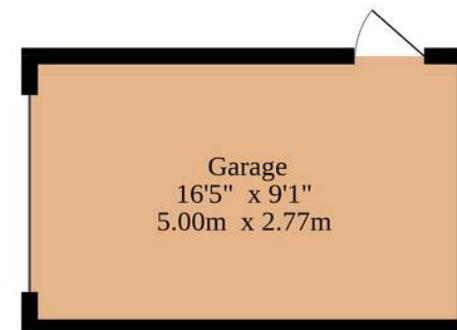
Ground Floor
985 sq.ft. (91.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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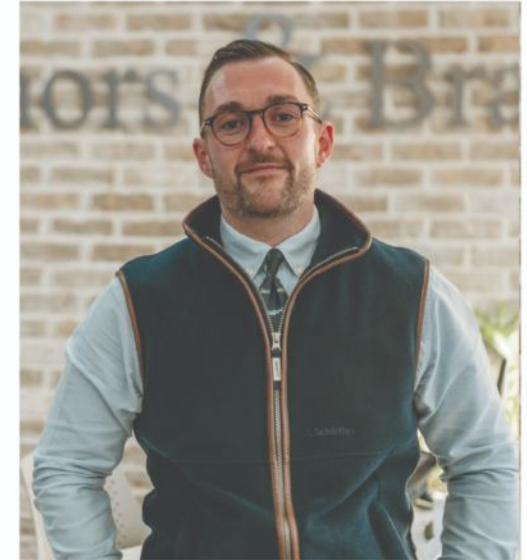
Dreaming of this home? Let's make it a reality



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Meet *Curtis*
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Minors & Brady
Your home, our market



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