



46 York Place Becclesgate, Dereham

Dereham



Minors & Brady



# 46 York Place Becclesgate

Dereham, Dereham

75% Shared ownership. Set within a modern over-55s development along Becclesgate and offered with no onward chain, this first-floor apartment offers a bright and inviting living space designed for comfort and ease. The open-plan layout features a contemporary fitted kitchen with integrated appliances, rolled-edge work surfaces, and tiled splashbacks, flowing into a light-filled lounge area perfect for relaxing or entertaining. A generous double bedroom and a stylish shower room with modern fittings add to the home's appeal, while practical touches such as built-in hallway storage and loft access ensure everyday convenience. Residents can enjoy beautifully maintained communal gardens with patio seating and green spaces, as well as on-site and permit parking. With the remainder of the NHBC warranty, this home offers a ready-to-move-in lifestyle just a short walk from Dereham's shops, cafés, and leisure facilities.

## Location

York Place is set along Becclesgate, a well-regarded residential area in Dereham offering easy access to the town's excellent range of local amenities. Dereham's bustling town centre is within walking distance, providing shops, cafés, restaurants, supermarkets, and leisure facilities, including a cinema and gym. The area is well served by reputable schools and convenient transport links, with regular bus routes and easy access to the A47 for commuting towards Norwich, Swaffham, and King's Lynn. Surrounded by local parks and green spaces, it offers a comfortable and connected lifestyle in a popular Norfolk market town. Residents also benefit from nearby attractions such as Gressenhall Farm and Workhouse Museum, perfect for family days out. The surrounding countryside offers scenic walking and cycling routes, ideal for those who enjoy an active outdoor lifestyle.



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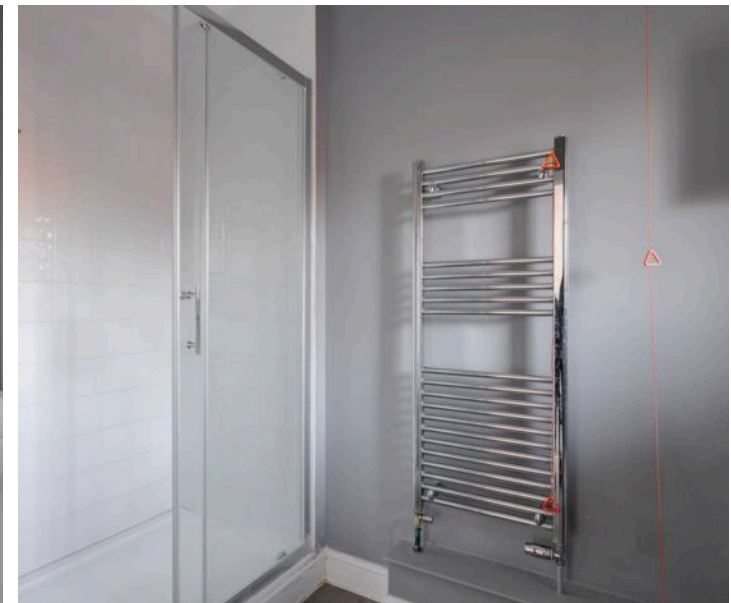
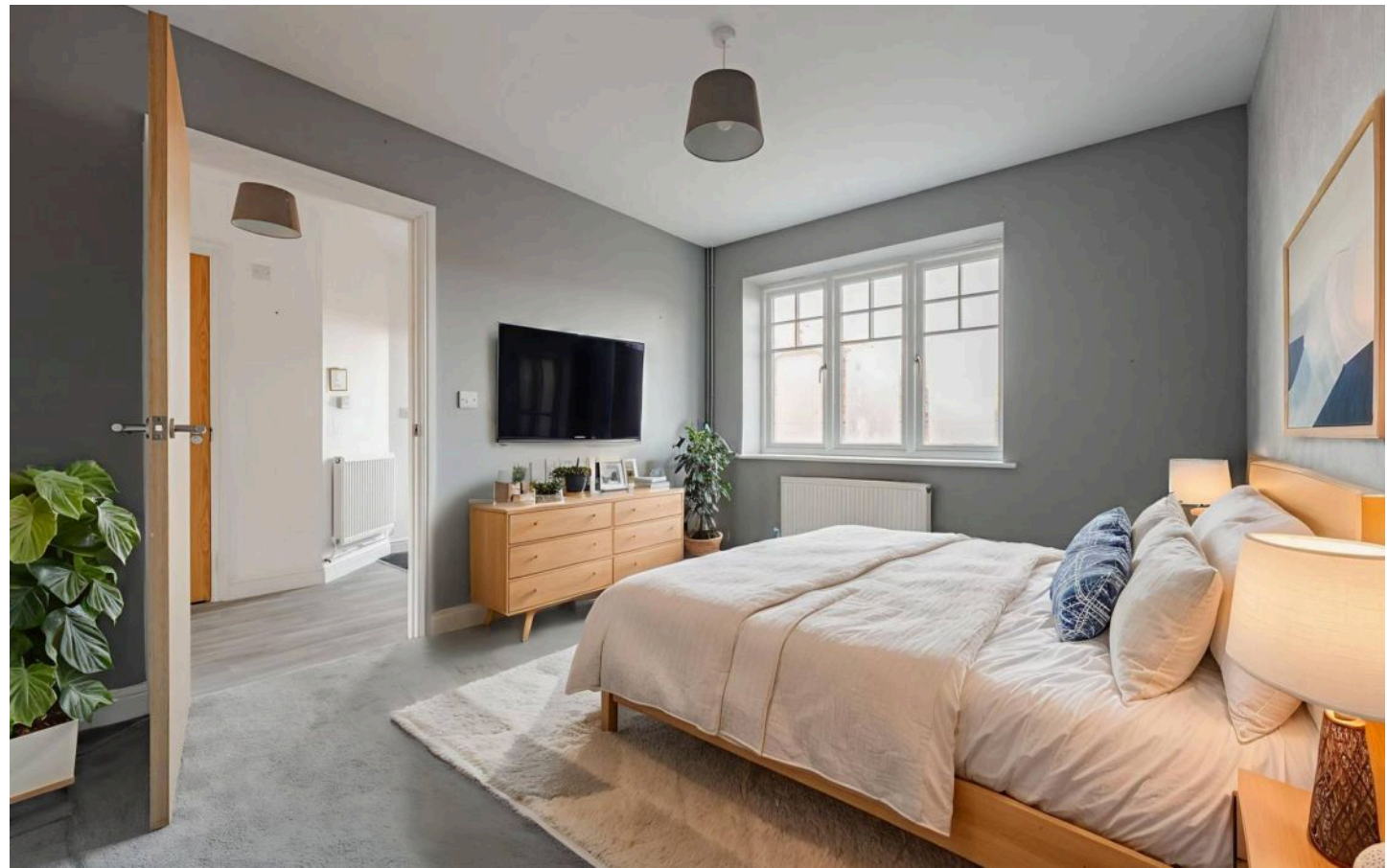
Dereham, Dereham

## York Place, Dereham

A welcoming entrance hall sets the tone for this bright and well-presented apartment, finished with wood-effect flooring, a useful built-in storage cupboard, and loft access above. From here, doors lead smoothly through to each part of the home, giving a sense of space and easy flow.

Natural light enhances the open-plan living and kitchen area, creating a comfortable setting for day-to-day living. The kitchen is fitted with contemporary cabinetry, rolled-edge work surfaces, and tiled splashbacks, paired with integrated appliances including an electric oven, hob with concealed extractor, and a fridge freezer. There's also space for a washing machine, while ceiling spotlights and neutral tones bring a modern, relaxed feel to the room. The adjoining lounge area is perfectly suited for both dining and unwinding, with dual-aspect windows drawing in plenty of daylight.

The double bedroom continues the calm, modern atmosphere, offering generous proportions and soft carpeting for comfort. The shower room complements the home's clean, stylish design, featuring a glass-enclosed shower, pedestal basin, and WC, finished with tiled surrounds, a heated towel rail, and a frosted window that maintains privacy without losing brightness.



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Outside, residents enjoy attractive landscaped gardens with patio seating areas, lawns, and planted borders, offering pleasant spaces for conversation or time outdoors. Parking is provided on site, with additional permit parking available. Created for residents over 55, this modern development combines comfort, security, and convenience, all within easy reach of Dereham's shops, cafés, restaurants, and local amenities. With the reassurance of the remaining NHBC warranty and double glazing throughout, this property presents a stylish and low-maintenance home in a welcoming setting.

## Agents notes

We understand that the property will be sold leasehold with 75% shared ownership, connected to all main services.

Heating system: Gas central heating

Council Tax Band: A

Approximately 93 years remaining on the lease

Annual maintenance fee: £1,843.56

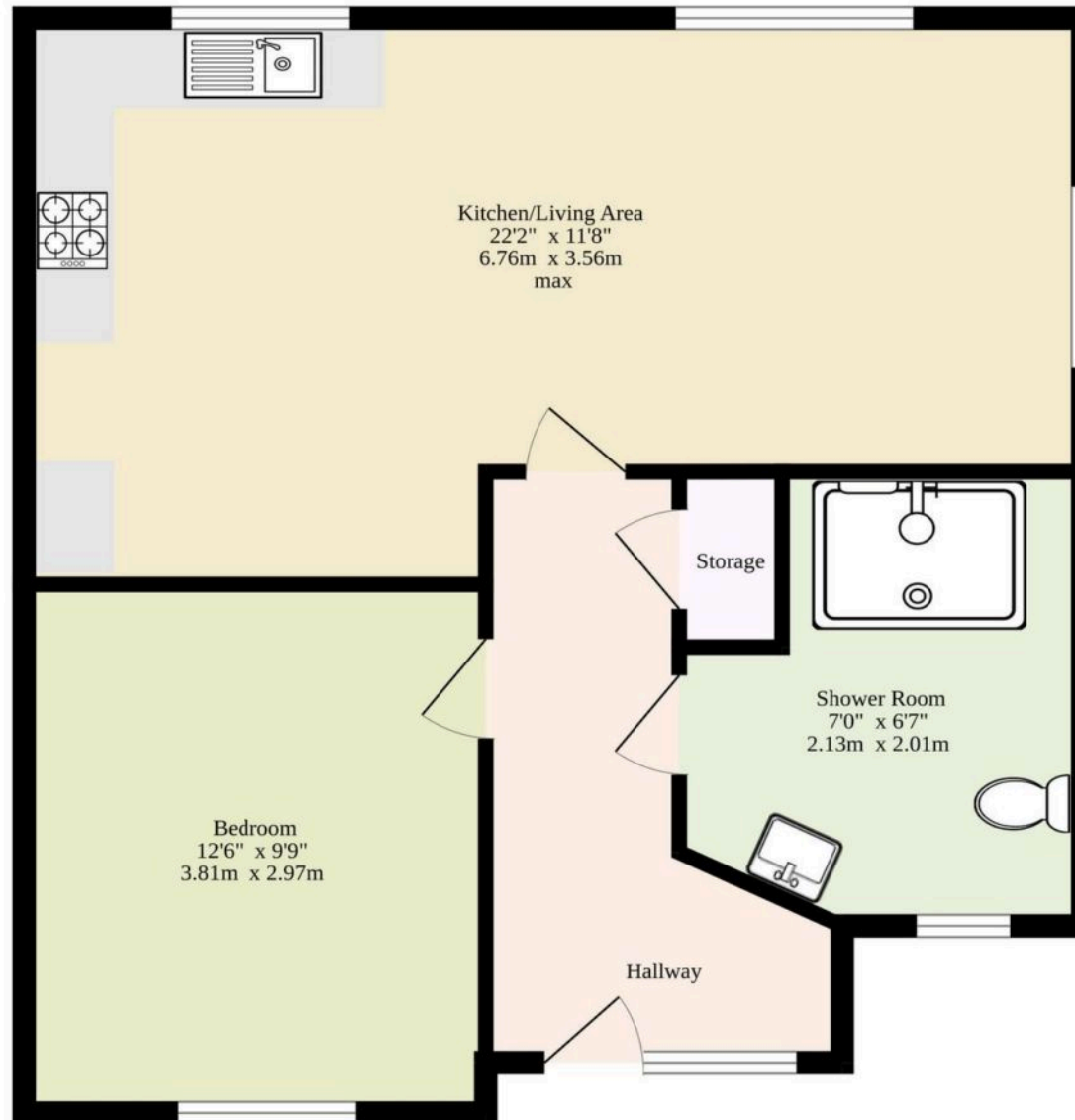
Annual sinking fund contribution: £563.76

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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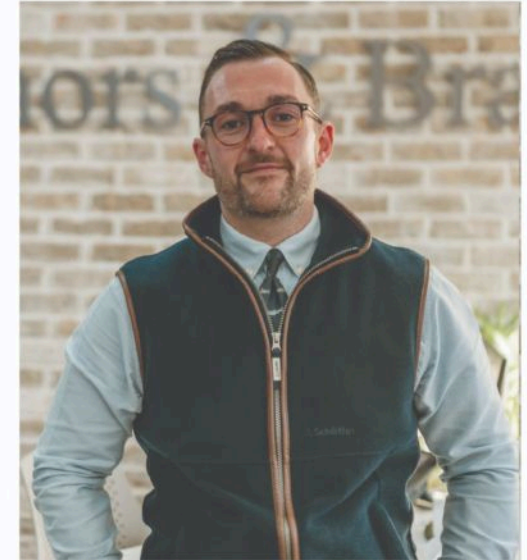
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