



108 Southend, Dereham

Dereham



Minors & Brady

On the edge of Dereham, Southend offers a quiet neighbourhood with a village-like feel. This extended three-bedroom semi-detached house is within walking distance of the town centre and local amenities. The entrance hall leads to a fitted kitchen with room to personalise. The integral garage provides storage and links to a WC/cloakroom and a versatile room suitable as a utility or home office. A generous living and dining area opens onto the rear garden, offering flexible space for daily life and entertaining. Upstairs, the main bedroom has fitted wardrobes and a four-piece en-suite, while two further double bedrooms share a re-fitted shower room. Outside, the driveway accommodates two vehicles, with side access to the garage and a private garden with lawn, patio, and greenhouse. Offered with no onward chain, this home provides practical living in a convenient location close to schools, shops, and transport.

- Extended three-bedroom semi-detached house offering additional living space through a double-storey rear extension, suitable for a growing family
- Spacious living and dining room providing ample space for daily living and entertaining, with patio doors opening directly onto the rear garden
- Fitted kitchen with a range of base and wall units and potential to create a tailored cooking space
- Main bedroom with fitted wardrobes and a four-piece en-suite comprising a shower cubicle, panelled bath, pedestal wash basin, and low-level WC
- Re-fitted shower room serving the two remaining double bedrooms
- Integral garage with storage space, connected to a WC/cloakroom and a versatile room suitable as a utility area or study
- Driveway providing off-street parking for two vehicles, with side access to the garden and garage
- No onward chain, allowing a straightforward purchase process





M&B

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Location

Southend is a quiet residential area situated on the southern edge of Dereham, a historic market town in Norfolk. The neighbourhood is primarily made up of terraced and semi-detached houses, interspersed with small green spaces, giving it a suburban yet village-like feel.

Local amenities are easily accessible, with convenience stores, a newsagent, a bakery, and a few cafés within walking distance, while the town centre is just a short stroll or bus ride away, offering a wider range of shops, banks, and eateries. Families in Southend have access to several schools nearby, including Dereham Church of England Infant and Junior Academies for younger children, and Northgate High School and Neatherd High School for secondary education.

The area is also served by healthcare facilities such as local GP surgeries and the nearby community hospital, providing essential medical services. Transport links are convenient: regular bus services connect Southend with the town centre and Norwich, while the B1110 road and surrounding routes offer easy car access to nearby towns and the A47 for longer journeys.



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Southend, Dereham

This extended three-bedroom semi-detached house offers spacious and versatile living accommodation, conveniently located within walking distance of Dereham town centre and local amenities.

The property features an entrance hall leading to a fitted kitchen with potential to personalise. From the kitchen, there is access to the integral garage, which provides storage and leads to a WC/cloakroom and a flexible room suitable as a utility area or home office.

The living and dining room provides a generous space for family living and entertaining, with patio doors opening onto the rear garden.

Upstairs, there are three double bedrooms. The main bedroom includes fitted wardrobes and a four-piece en-suite with a shower cubicle, panelled bath, pedestal wash basin, and low-level WC. A re-fitted shower room serves the other two bedrooms.

Outside, the front of the property offers a driveway with off-street parking for two vehicles and side access to the garden and garage, which has an electric roller-shutter door. The rear garden features a patio, lawn, flowerbeds, shrubs, and a greenhouse.

Offered with **no onward chain**, this property provides flexible accommodation in a convenient location.

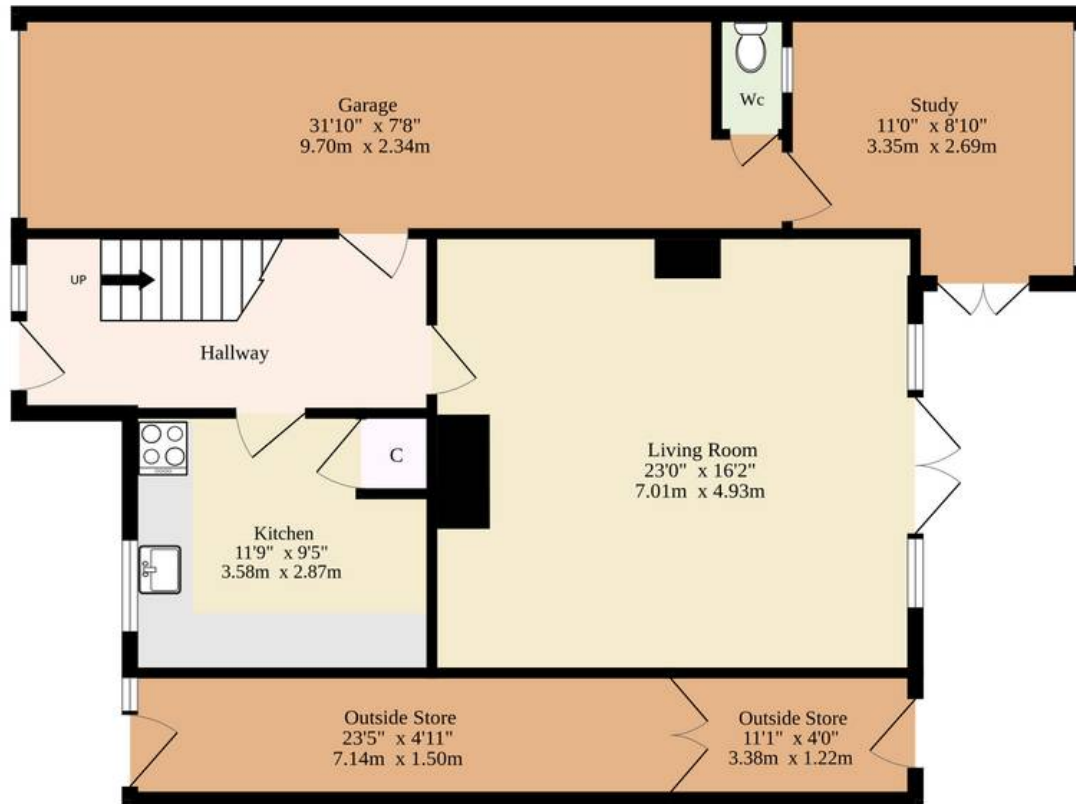
Agents Note

Sold Freehold

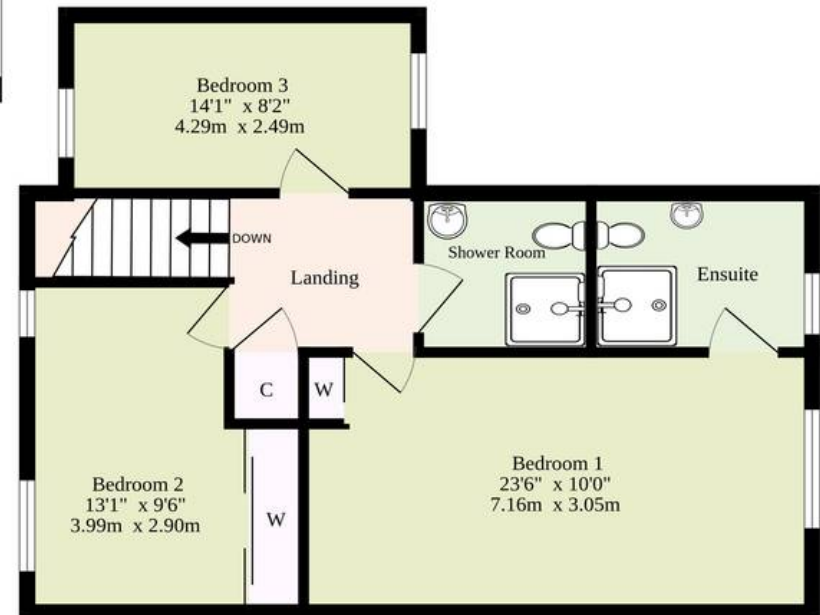
Connected to all mains services.



Ground Floor
1072 sq.ft. (99.6 sq.m.) approx.



1st Floor
613 sq.ft. (56.9 sq.m.) approx.



Including Outside Stores

TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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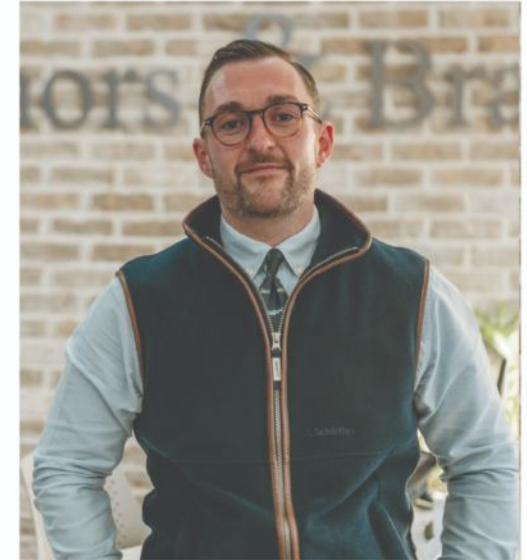
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