



98 Hillcrest Avenue, Dereham

Dereham



Minors & Brady

Set within a quiet and well-established area of Dereham, this two-bedroom bungalow offers comfortable living and great potential for modernisation. The home features a bright and welcoming sitting room and a dining area that opens into the kitchen, creating a sociable flow throughout. The kitchen provides ample storage with both wall and base units, plus space for appliances. There are two generous bedrooms and a modern shower room finished with contemporary fittings. Natural light fills the home, adding to its warm and inviting feel. Outside, a low-maintenance garden offers a relaxing space, complemented by a garage and driveway parking. The property sits within easy reach of Dereham's shops, local amenities, and public transport links. Ideal for downsizers or those looking to personalise a property, this bungalow combines practicality with plenty of potential.

- Peaceful residential setting – Situated in a quiet and well-established part of Dereham, offering a calm environment with a friendly community feel
- Two generous bedrooms – Both rooms provide comfortable accommodation, ideal for restful nights or use as a guest room or home office
- Inviting sitting room – A bright, spacious area perfect for relaxing or spending time with family and friends
- Sociable dining space – Positioned between the kitchen and sitting room, creating an easy flow for everyday living and entertaining
- Well-designed kitchen – Fitted with plenty of both wall and base units for storage, with room for appliances and a cheerful, colourful character
- **Agents Note**  
Sold Freehold  
Connected to warm air heating, mains water, electricity and drainage.



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## Dereham

### The Location

Located in the sought-after residential area of Toftwood, this property offers a peaceful lifestyle within easy reach of everything Dereham has to offer. Toftwood itself provides a warm, community feel with local shops, schools, parks, and walking routes close by, making it a great place for both convenience and comfort.

The property is ideally situated opposite a bus stop, offering excellent public transport links. Regular services provide easy access into Dereham town centre—just a short journey away—and continue onwards to the historic city of Norwich, making this an excellent choice for those who prefer to travel by bus.

Dereham is a thriving and well-served market town, home to a wide range of amenities including supermarkets, independent shops, cafés, restaurants, and leisure facilities.

There's also a popular weekly market, a modern leisure centre, and scenic green spaces nearby, perfect for walks and outdoor activities. With its welcoming atmosphere and well-connected location just off the A47, Dereham combines the charm of market-town living with easy access to larger destinations such as Norwich and King's Lynn.



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# 98 Hillcrest Avenue

## Dereham

### Hillcrest Avenue, Dereham

Placed in a quiet and well-established neighbourhood in Dereham, this delightful two-bedroom bungalow offers comfortable living with excellent potential for modernisation. Perfect for those seeking a manageable home, this property combines practical features with a welcoming layout and a low-maintenance outdoor space.

The home boasts a spacious sitting room, providing a bright and relaxing area to unwind, while the adjoining dining room flows seamlessly into the kitchen, perfect for sociable mealtimes or entertaining guests. The kitchen itself is well laid out, offering ample storage with both ground and wall units, along with space for essential appliances.

Its colourful character adds warmth and personality, and the open connection to the dining space ensures a friendly, inclusive feel.

There are two well-proportioned bedrooms, each offering comfortable accommodation, and a modern shower room fitted with contemporary fixtures and finishes. The property benefits from plenty of natural light throughout, enhancing its inviting atmosphere.

Outside, the low-maintenance garden provides a pleasant area to relax without the need for extensive upkeep, while the garage and driveway parking offer convenience and practicality.

With scope for further improvement, this bungalow represents an excellent opportunity for downsizers or anyone wishing to add their own personal touch. Located within easy reach of Dereham's local amenities, shops, and transport links, it combines peace and convenience in equal measure.



**Ground Floor**  
**844 sq.ft. (78.4 sq.m.) approx.**



Sqft Includes Garage And Shed

**TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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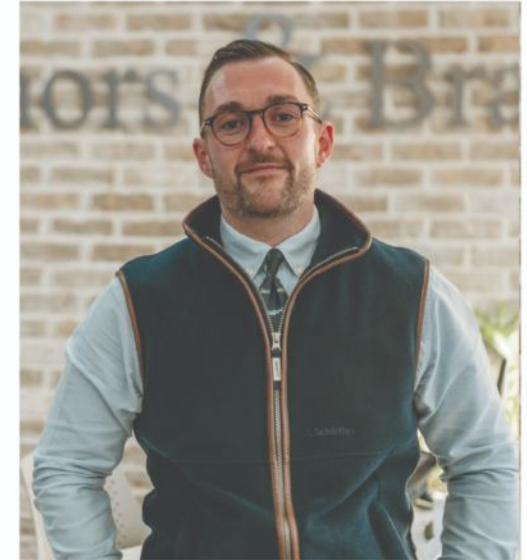
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