



10 Spruce Way, Dereham

Dereham



Minors & Brady

10 Spruce Way

Hidden away in a peaceful corner of the highly regarded Etling Grove development in Dereham, this stunning brand new four-bedroom detached home offers a perfect balance of modern luxury and family comfort. Thoughtfully crafted by Taylor Wimpey, it enjoys a prime position overlooking beautiful green space. Inside, light and space flow throughout, from the inviting lounge made for cosy evenings to the stylish open-plan kitchen and dining area — complete with integrated appliances and elegant French doors leading to the private, turfed garden. Upstairs, the serene master bedroom boasts a contemporary en suite, while three further bedrooms and a sleek family bathroom provide ample room for everyone. Outside, a landscaped frontage and private driveway with single garage add to the home's appeal. Every detail has been carefully considered, ensuring it's ready for you to move straight in. With an NHBC warranty and a setting that offers both convenience and countryside charm, this home truly captures the best of modern living.

- Brand new four-bedroom detached family home built by the award-winning Taylor Wimpey
- Beautiful edge-of-development position overlooking tranquil green space for added privacy
- Bright and spacious living room, perfect for relaxing or entertaining
- Stunning open-plan kitchen and dining area with integrated appliances and French doors to the garden
- Elegant master bedroom complete with built-in wardrobes and a stylish en suite shower room
- Two further double bedrooms and a versatile fourth bedroom, ideal for a nursery or home office
- Modern family bathroom with quality fixtures and finishes





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The Location

Dereham is a friendly market town that has grown into a well-connected and welcoming community. It offers a mix of independent shops, high street stores, cafes, and restaurants, so everything you need for daily life is close at hand. Families will appreciate the range of local schools and nurseries, while healthcare and leisure facilities are also easily accessible.

The town is well served for transport, with good road links to Norwich, King's Lynn, and the surrounding countryside, and regular bus services making travel straightforward. For those who enjoy the outdoors, Dereham has plenty of green spaces, parks, and walking routes, providing safe places for children to play or for a relaxing weekend stroll.

Living in Dereham offers a balance between convenience and a quieter pace of life. It's the kind of place where neighbours know each other, community events are well supported, and families can feel settled. The town's combination of amenities, accessibility, and welcoming atmosphere makes it an ideal spot for people looking for a practical yet comfortable home base in Norfolk.



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Welcome to your brand new dream home, a beautifully designed four-bedroom detached family house, set on the sought-after Etling Grove development in Dereham. Perfectly positioned on the edge of the development and overlooking tranquil green space, this thoughtfully finished home by Taylor Wimpey offers both modern luxury and everyday comfort, all ready for you to move straight into.

Step inside and you'll immediately sense the space and warmth that make this home so special. The inviting entrance hall features clever built-in storage and leads to a stylish cloakroom for added convenience. At the front of the home, the light-filled living room offers the perfect haven for cosy evenings or relaxed weekends with family.

At the heart of the home lies the stunning open-plan kitchen and dining area — the perfect space to cook, dine, and entertain. Sleek modern units, integrated appliances, and a sociable layout make this a truly functional yet elegant setting. Throw open the French doors and let the outdoors in, creating a seamless flow to the private, turfed garden — ideal for summer barbecues, children's playtime, or peaceful moments in the sunshine.



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Upstairs, the home continues to impress. The master bedroom is complete with its own en suite shower room and built-in wardrobes. Two further double bedrooms and a versatile fourth bedroom — perfect as a nursery, study, or guest room, provide plenty of space for family life. A stylish family bathroom completes the first floor.

Outside, the charm continues. The neatly landscaped front garden sets a welcoming tone, while the private driveway and single garage offer parking for two cars and convenient storage. The rear garden is fully enclosed for privacy, offering a safe and peaceful setting for outdoor enjoyment.

Surrounded by greenery, Etling Grove combines the best of town and country living — with local schools, shops, and transport links nearby, plus easy access to Norwich and the beautiful Norfolk countryside.

This is more than just a house, it's a ready-made home, designed for modern family life and finished with care and quality throughout. With an NHBC warranty for complete peace of mind, all that's left to do is move in and start making memories.

Agents Note

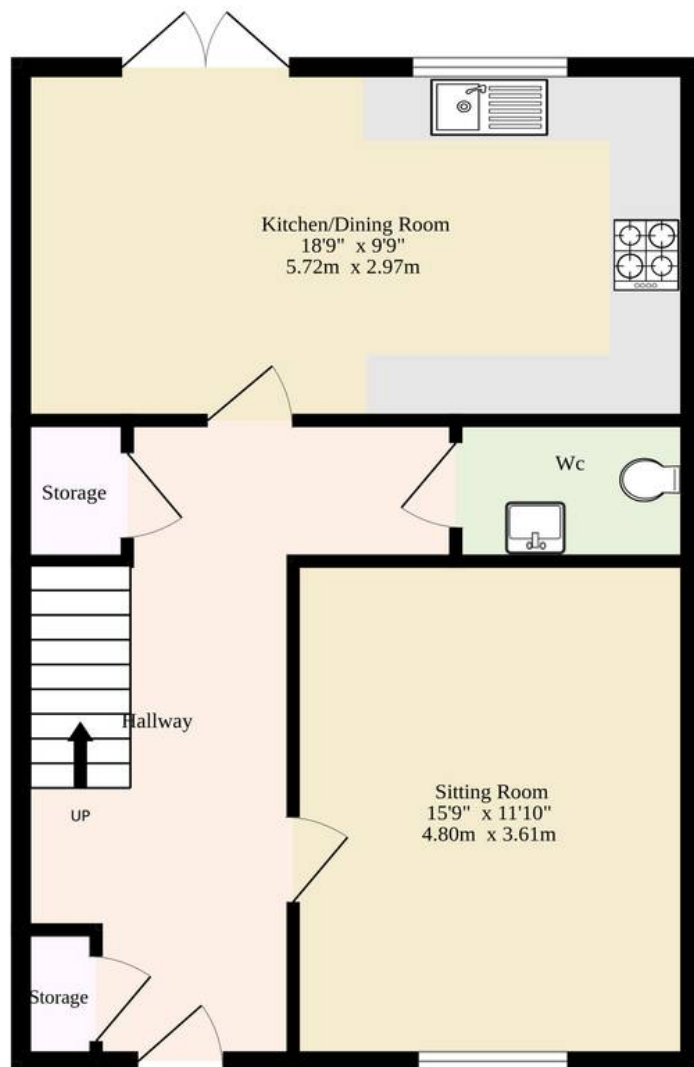
Sold Freehold

Connected to all mains services.

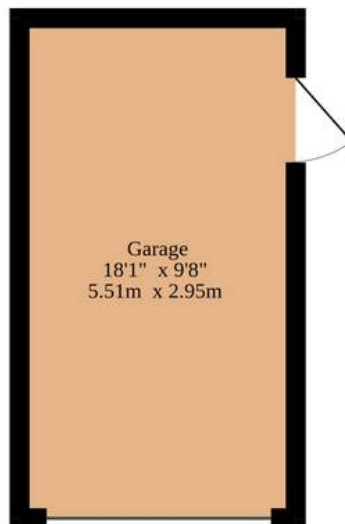
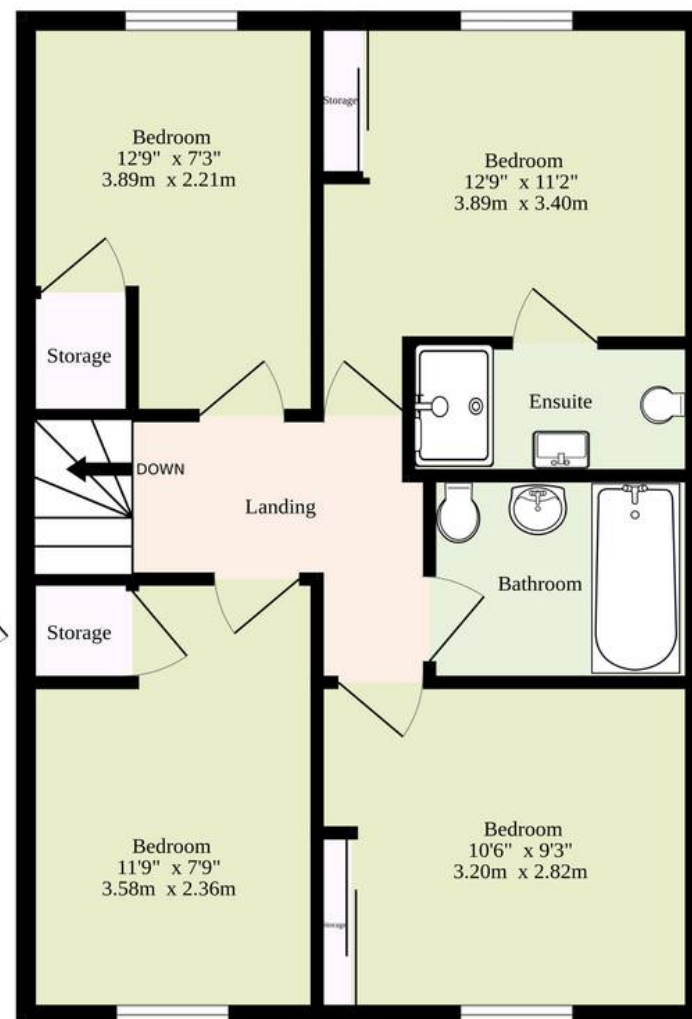
Disclaimer: Some images have been AI-staged for illustration purposes. Please view the property in person to form your own opinion.



Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



1st Floor
600 sq.ft. (55.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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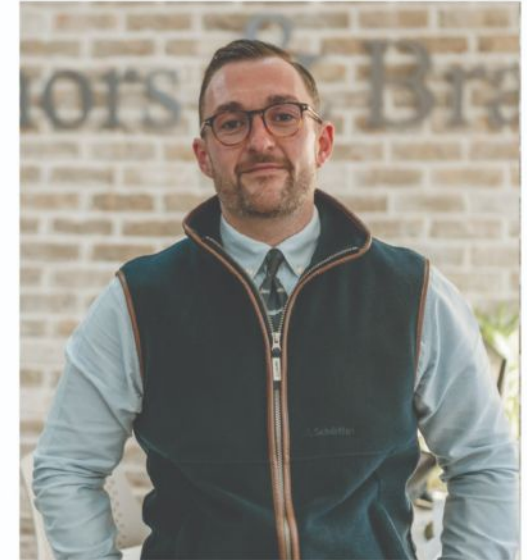
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