



2 Larks Place, Dereham

Dereham



Minors & Brady

2 Larks Place

Dereham

Nestled behind a welcoming facade, this home opens into a practical entrance hall with tiled flooring and a convenient downstairs WC. A bright, dual-aspect lounge offers a comfortable space for relaxation, filled with natural light. At the rear, a contemporary kitchen and dining area features wood-effect cabinetry, integrated appliances, and French doors leading to the garden. The property comprises three well-proportioned bedrooms, including a main suite with a modern en suite shower room. A family bathroom with a panelled bath and heated towel rail serves the remaining bedrooms. The enclosed rear garden combines a lawn and raised deck, perfect for outdoor dining or leisure. Additional highlights include off-road parking, a garage with power and lighting, and gated side access. Throughout, double glazing ensures comfort and energy efficiency.

- Three-bedroom semi-detached house in a highly regarded edge-of-town development
- Light-filled lounge offering a welcoming living space
- Contemporary fitted kitchen with ample room for dining
- Main bedroom with en suite shower room for added comfort
- Family bathroom upstairs and a convenient downstairs WC
- Enclosed rear garden with raised wooden deck seating area
- Off-road parking provided by a driveway and garage
- Situated in Dereham with easy access to shops, cafés, and local amenities
- Excellent road links via the A47 to Norwich and King's Lynn, with leisure centre and swimming pool nearby





2 Larks Place

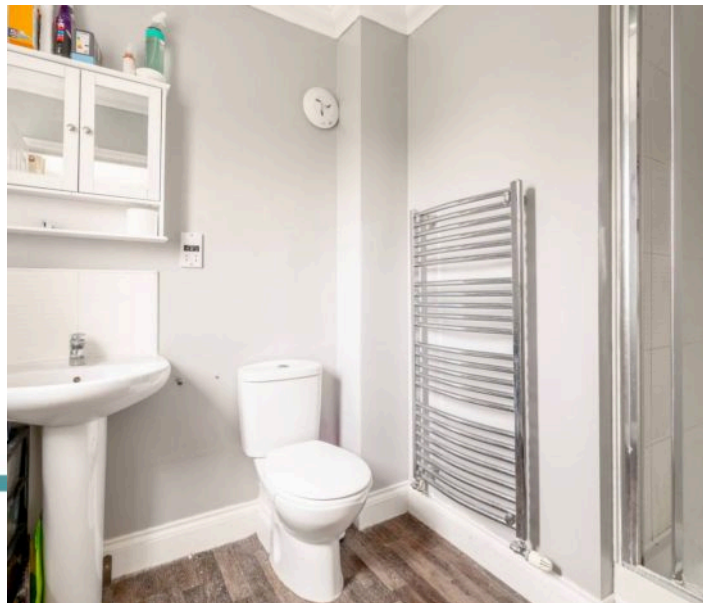
Dereham, Dereham

Location

Located in the popular market town of Dereham, 2 Larks Place offers convenient access to a wide range of local amenities, including supermarkets, independent shops, cafés, and leisure facilities.

The property sits just moments from the town centre, with schools, a cinema, and the Dereham Windmill also nearby. The Neatherd Moor offers scenic green space for walks and picnics, while the leisure centre and swimming pool are ideal for active lifestyles.

Excellent road links via the A47 connect you easily to Norwich and King's Lynn, and regular bus services run through the area. With its welcoming atmosphere and well-kept surroundings, the area appeals to both families and professionals.



M&B

2 Larks Place

Dereham

Larks Place, Dereham

Step through the front door into a welcoming entrance hall finished with tiled flooring, setting a clean and practical tone. Here, you'll find a conveniently located downstairs WC complete with a two-piece suite including a low-level toilet and pedestal hand basin, complemented by tiled splashbacks, a radiator, and continued tiled flooring. There's also a useful under-stairs storage cupboard providing extra practicality.

From the hall, continue through to the lounge, a light-filled dual-aspect space with carpet underfoot and plenty of natural light filtering in. It's a warm, inviting area ideal for everyday living or quiet evenings.

To the rear of the property sits the kitchen and dining area, which has been finished in a contemporary style with a wood-effect range of wall and base units topped with rolled-edge work surfaces. A stylish tiled splashback and tiled flooring enhance the design, while the layout is both functional and well-equipped.

Features include an inset stainless steel sink with mixer tap, eye-level electric double oven, inset gas hob with extractor over, integrated fridge freezer, integrated dishwasher, and space for a washing machine. Inset ceiling spotlights add a modern touch, and French doors lead directly to the rear garden, making the space ideal for both everyday meals and entertaining.

M&B



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Dereham

Head upstairs where you'll find a fitted carpet, an airing cupboard, and three well-proportioned bedrooms. The main bedroom enjoys its own en suite shower room, complete with a walk-in cubicle, pedestal hand basin, low-level WC, wood-effect flooring, tiled splashbacks, a shaver point, heated towel rail, and a frosted front-facing window. The remaining bedrooms are comfortably sized, each with carpet flooring and natural light, making them ideal for children, guests, or a home office setup.

The family bathroom completes this level and is fitted with a panelled bath, pedestal hand basin, low-level WC, tiled splashbacks, wood-effect flooring, a heated towel rail, shaver point, and obscure glazed window to the side.

Additionally, double glazing is fitted throughout.

Outside, the enclosed rear garden is laid mostly to lawn with a raised wood deck providing the perfect setting for dining or unwinding during warmer months. Timber fencing offers a sense of privacy, and gated side access adds convenience.

The property also benefits from off-road parking on a driveway, along with a garage that includes lighting, power, and an up-and-over door, ideal for storage or workshop use.

Agents notes

We understand that the property will be self freehold, connected to all main services .

Heating system- Gas Central Heating

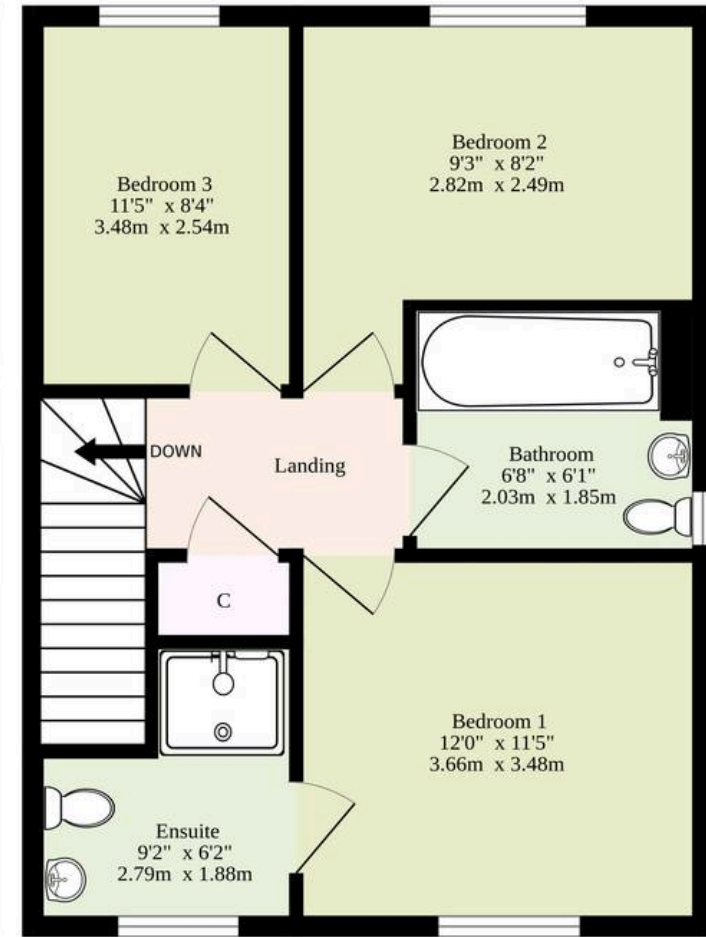
Council Tax Band- C



Ground Floor
650 sq.ft. (60.4 sq.m.) approx.



1st Floor
582 sq.ft. (54.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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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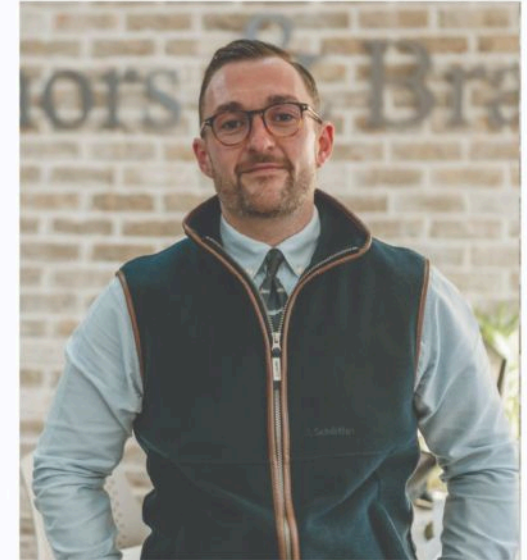
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