



25 Dunlop Road, Dereham

Dereham



Minors & Brady



This detached family home in Scarning stands out for its rare blend of bold interior design and practical everyday comfort. The kitchen-diner steals attention with its industrial-inspired finishes and statement island, creating a stylish space that's genuinely built for busy family life. A bright conservatory expands the living area, offering a peaceful spot to unwind while still feeling connected to the garden. Dual access to the outdoors, from both the sitting room and conservatory, adds an effortless flow that's perfect for entertaining. Upstairs, the thoughtful layout ensures every bedroom feels private, with built-in storage and an ensuite adding valuable convenience. The home's brick-enclosed garden offers a secure, easy-to-maintain space ideal for children, pets, or relaxed evenings outside. A driveway and garage bring welcome practicality, adding to the home's overall sense of balance.

- Statement kitchen-diner with an industrial edge, featuring deep grey cabinetry, brick-effect splashbacks and a commanding wooden-topped island
- Conservatory connection, creating a seamless transition between indoor comfort and garden views
- Dual French-door access to the rear garden, enhancing natural light and easy flow during gatherings
- Generous entrance hall with immediate impact, setting a confident tone from the moment you step inside
- Belfast sink paired with contemporary finishes, blending traditional charm with modern design
- Well-zoned ground floor layout, keeping social, dining, and relaxation spaces naturally distinct but interconnected
- Two bedrooms with built-in storage, offering rare practicality without compromising floor space
- Private ensuite shower room to the main bedroom, delivering everyday luxury

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# 25 Dunlop Road

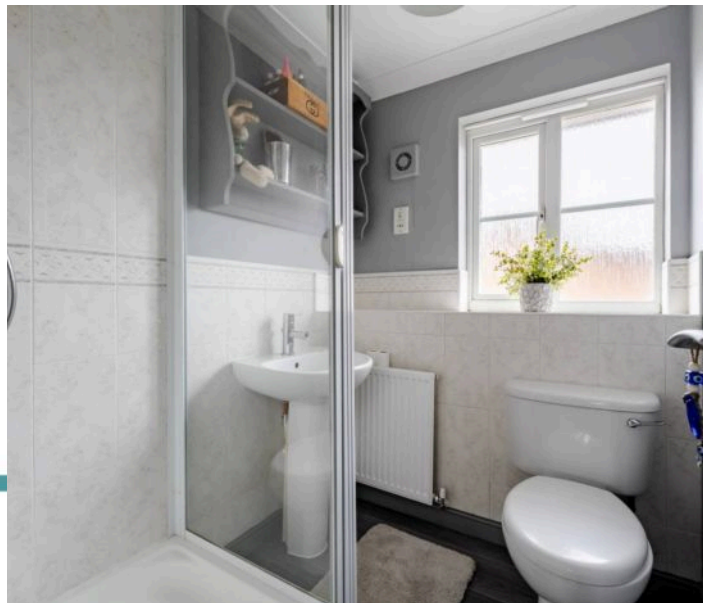
## The Location

Dunlop Road lies in the peaceful Norfolk town of Dereham, and roughly seventeen miles from the city of Norwich. For day-to-day shopping, Dereham itself offers multiple stores, a post office and a surgery, alongside a full range of supermarkets, high-street chains, cafés, pubs and a weekly market.

Families are well served by Dereham Primary School, which enjoys a strong community reputation, and by nurseries and pre-schools within the town. Secondary education is available nearby at Northgate High School and Dereham Neatherd High School.

Healthcare needs are met by GP surgeries and dental practices in Dereham, and the town's community hospital provides outpatient services and minor injury treatment. Larger hospitals and specialist care are accessible in Norwich.

Transport links are excellent. The A47 runs just north of the village, giving straightforward road access east to Norwich and west toward King's Lynn. Regular bus services connect Scarning to Dereham's centre and onward to Norwich, while local lanes and bridleways make it easy to explore the surrounding countryside on foot or by bicycle.





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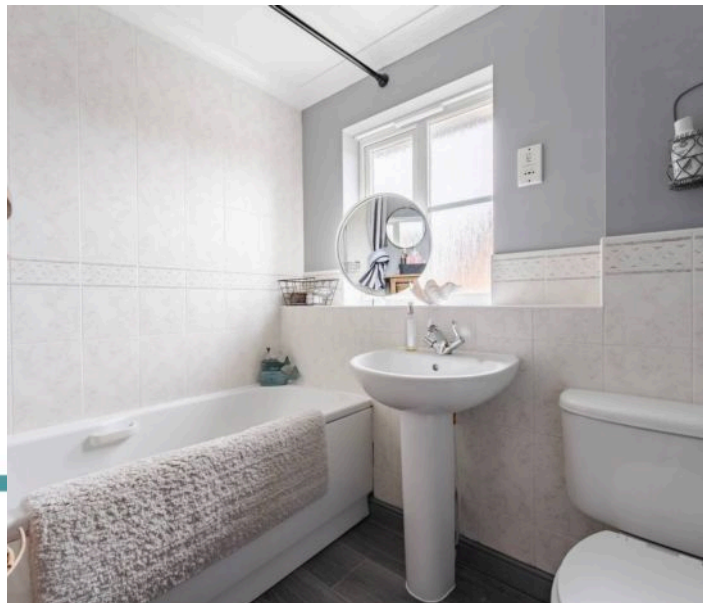
### Dunlop Road, Dereham

Placed in the highly sought-after Scarning area of Dereham, this impressive four-bedroom detached home offers the ideal setting for family living. Set back from the road, the property welcomes you with a private driveway and a garage, providing both convenience and valuable storage space.

Step inside to a generous entrance hall, where a convenient WC sits neatly to one side. The hall opens directly into the standout feature of the home: a striking kitchen-diner designed with style and practicality in mind. This bold, contemporary space centres around a large wooden-topped island, perfectly complementing the deep grey cabinetry. A brick-effect splashback adds a subtle industrial touch, enhanced by modern spotlights that illuminate the room beautifully.

A classic Belfast sink softens the look, balancing character with functionality. From here, doors lead through to the conservatory, offering an inviting additional living space with views over the garden.

On the opposite side of the home sits the well-proportioned sitting room. Bright and comfortable, it features French doors that open directly onto the rear garden, creating an effortless flow for family life and entertaining. The conservatory also benefits from its own set of French doors, allowing multiple access points to the outdoors and filling both rooms with plenty of natural light.





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Upstairs, the property continues to impress with four bedrooms. Two of these include built-in storage, making organisation simple and space efficient. The main bedroom enjoys its own ensuite shower room, offering privacy and convenience, while a modern family bathroom serves the remaining rooms. Outside, the brick-enclosed rear garden provides a fantastic, manageable space for children, pets, and outdoor relaxation. With a generous lawn and plenty of room for play or seating areas, it strikes a perfect balance between usability and easy upkeep.

This well-designed family home delivers space, style, and a superb location, an excellent opportunity in the desirable Scarning area.

### Agents Note

Sold Freehold

Connected to all mains services.

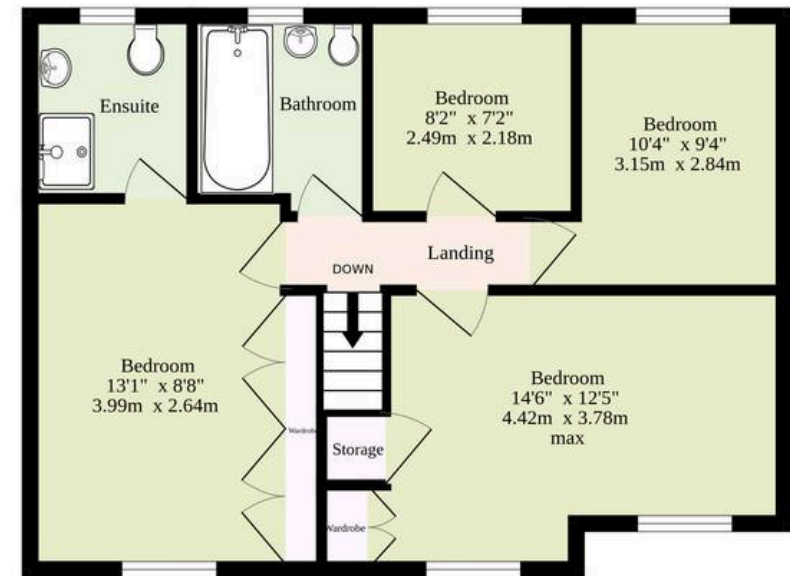




**Ground Floor**  
959 sq.ft. (89.1 sq.m.) approx.



**1st Floor**  
566 sq.ft. (52.6 sq.m.) approx.



**Including Garage**

**TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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