



82 Yaxham Road, Dereham

Dereham



Minors & Brady

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Dereham

This semi-detached bungalow in Dereham is a home designed around everyday comfort and flexible living. Set on a generous plot with gated driveway access, it offers plenty of space for parking and outdoor enjoyment. Inside, bright, airy rooms include a sitting room with a wood burner and a sunroom overlooking the private garden, perfect for relaxing or entertaining. The kitchen features quality cabinetry and a breakfast bar, while three double bedrooms and a modern bathroom provide comfort and privacy. Outside, a large garden with a patio and a detached outbuilding offer space for hobbies, work, or storage, making this home adaptable to a variety of lifestyles, all within easy reach of the town centre.



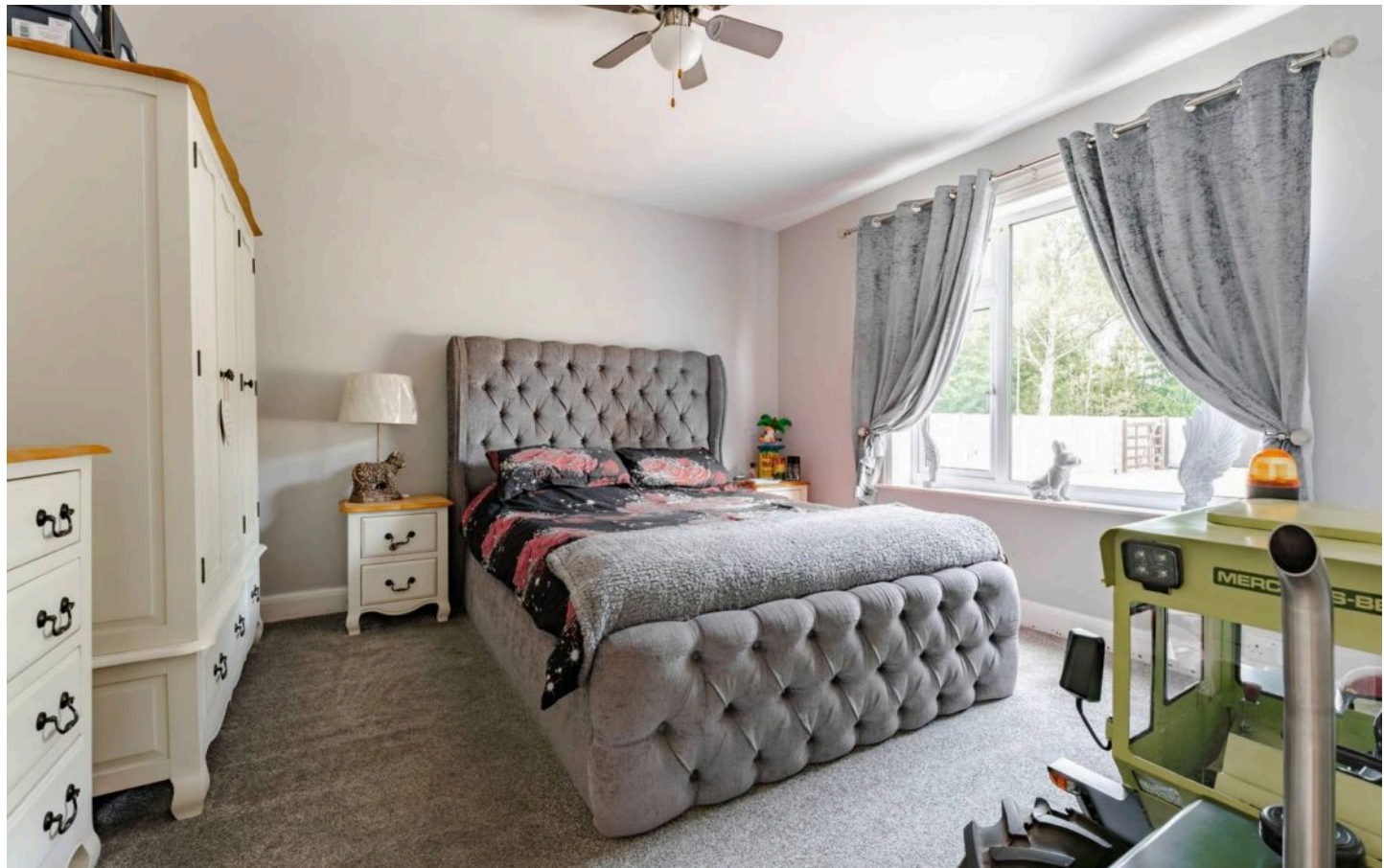


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Dereham

- Semi-detached bungalow positioned on an expansive plot in the market town of Dereham
- Highly sought after location that is just moments away from the beautiful town centre
- Gated access to a shingled driveway that stretches down to the rear garden, providing ample off-road parking for residents and visitors
- Sitting room is accentuated by a wood burner, creating a warm and inviting ambience for relaxation and entertaining
- Sun room that extends the reception space, offering views of the rear garden
- Kitchen fitted with quality cabinetry, a freestanding oven, a breakfast bar unit and areas for your own appliances
- Three double bedrooms that provide comfort and privacy, complemented by a modern bathroom suite
- A large, private garden featuring a patio for seating arrangements and the driveway that runs alongside the maintained lawn
- A detached outbuilding/garage suitable for those that require storage, a workshop or a dedicated place to work from home, with the potential to convert into an annex (stpp)
- Close to a wide range of amenities, including shops, schools, healthcare facilities and transport links

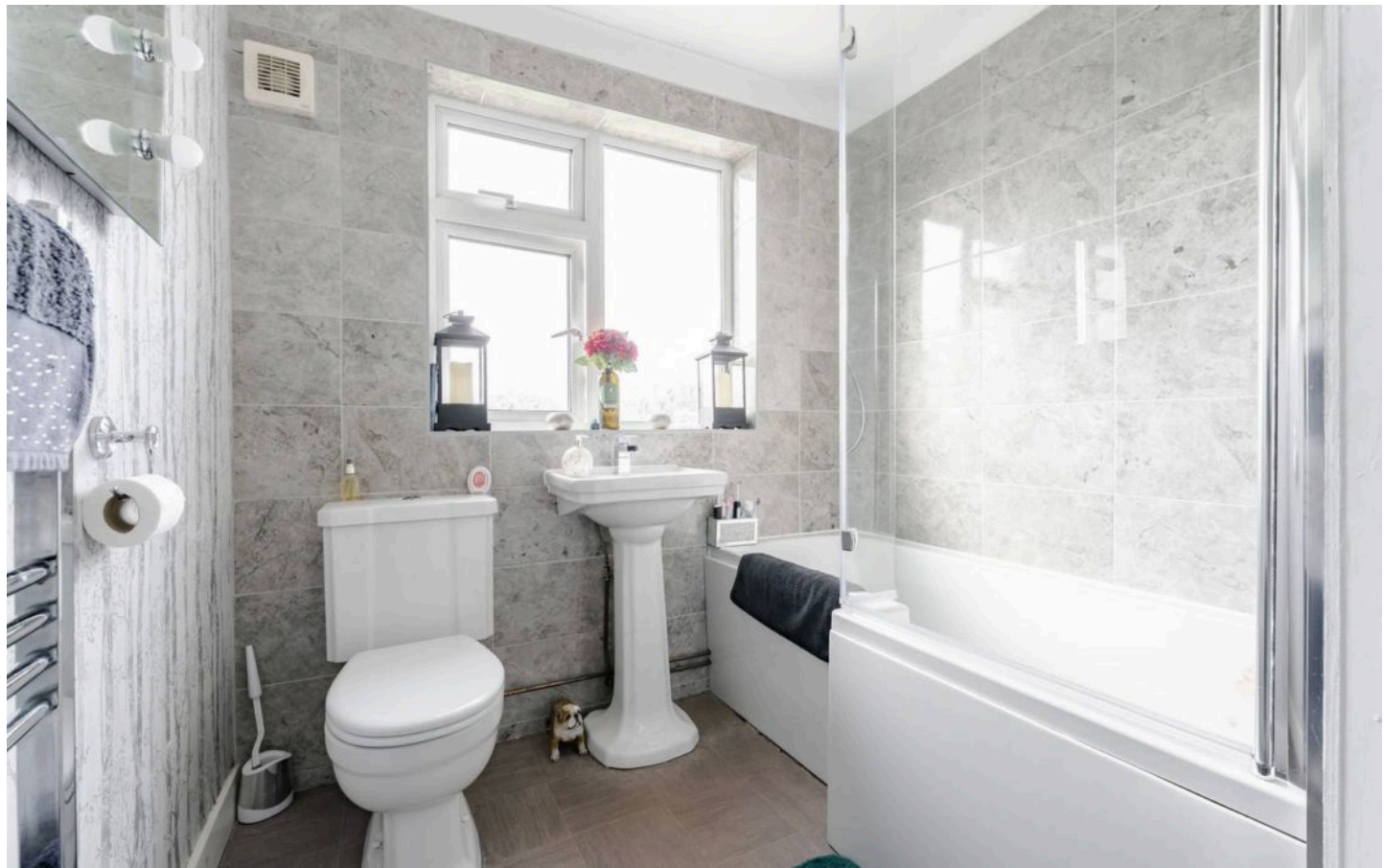


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Dereham, Dereham

Location

Yaxham Road is a residential street in the market town of Dereham, Norfolk, conveniently located close to the town centre. Local amenities include a range of shops, supermarkets, and high street stores, making everyday shopping straightforward. The area is served by several schools, including Dereham Neatherd High School, Dereham Church of England Junior Academy, Dereham Church of England Infant School, and Yaxham Primary School, providing options for families. Healthcare services are easily accessible, with general practices and pharmacies in town and the Norfolk and Norwich University Hospital within a short drive for more specialist care. Transport links are good, with regular bus services to surrounding towns and villages, while the A47 provides direct road access to Norwich and King's Lynn. Dereham Railway Station, part of the heritage Mid-Norfolk Railway, is nearby, with Norwich station accessible for mainline services. Overall, Yaxham Road offers practical access to shops, schools, healthcare, and transport within Dereham.



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Set within an expansive plot in the highly sought-after market town of Dereham, this semi-detached bungalow perfectly balances comfort, style, and convenience. A gated entrance opens onto a long, shingled driveway, stretching past the side of the home and leading to the rear garden, providing generous off-road parking for residents and visitors. The front garden is thoughtfully maintained, offering immediate kerb appeal and a welcoming introduction to the property.

Step inside via the porch into a bright and airy entrance hall, which sets the tone for the rest of the home. The sitting room is the heart of the bungalow, featuring a wood burner that creates a warm and inviting ambience, perfect for cosy evenings or entertaining friends. Beyond, the sunroom extends the living space, allowing for a seamless connection to the outdoors and offering views over the rear garden, a space to unwind with morning coffee or enjoy the evening sun.

The kitchen is thoughtfully designed and fitted with quality cabinetry, a freestanding oven, and a breakfast bar, with practical spaces for additional appliances, combining style and functionality for modern living. The home offers three well-proportioned double bedrooms, each providing comfort and privacy, alongside a contemporary bathroom comprising of a timeless three-piece suite.



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The exterior is equally impressive, featuring a large, private rear garden. A paved patio area is ideal for outdoor seating, dining, or summer entertaining, while the well-kept lawn extends alongside the driveway, creating a sense of openness and versatility. A detached outbuilding/garage provides excellent storage options or could be adapted as a workshop or dedicated home office, with potential for conversion into an annex (subject to planning permission). A sheltered area adjacent to the outbuilding adds further utility, offering space for additional storage or a covered outdoor seating area.

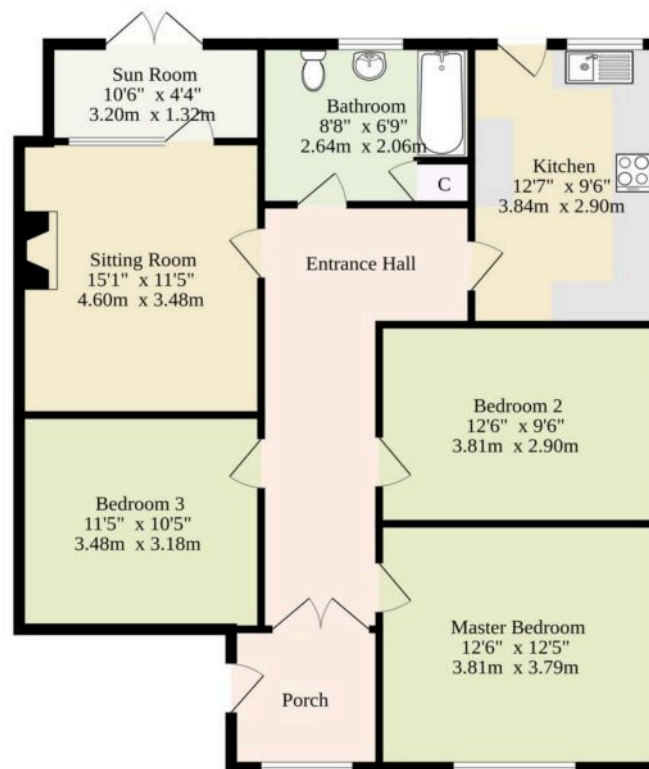
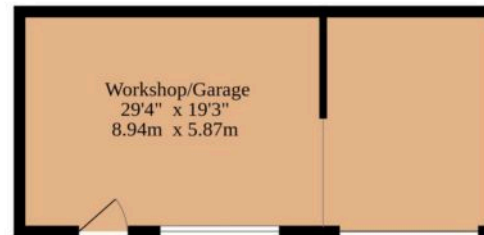
Agents note

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
1616 sq.ft. (150.1 sq.m.) approx.



Sqft Includes The Workshop/Garage

TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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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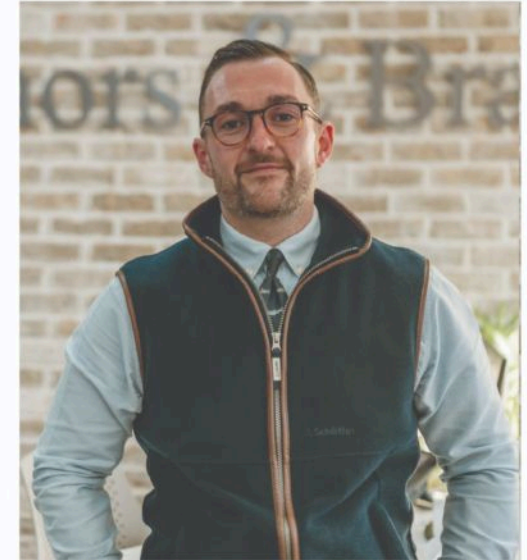
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