



101 Hillcrest Avenue, Dereham

Dereham



Minors & Brady

This two-bedroom semi-detached bungalow offers buyers an excellent opportunity to create a home tailored to their taste. Situated behind a picket fence, it features a neat brickweaved frontage that enhances its kerb appeal. The interior comprises a kitchen, two bedrooms, and a sitting room with direct access to the rear garden, all benefiting from comfortable carpeting. A shower room completes the practical layout, which presents scope for modernisation and personalisation throughout. The rear garden has been fully patioed, providing a low-maintenance outdoor area. Parking arrangements are to be confirmed, adding flexibility for potential owners. Set in a quiet location, the property represents a great opportunity for first-time buyers, downsizers, or those looking to refurbish a well-positioned home.

- Two comfortable, carpeted bedrooms, suitable for couples, small families, or a home office
- Sitting room with direct access to the rear garden, ideal for indoor-outdoor living
- Kitchen with a functional layout and scope for modernisation to suit individual tastes
- Practical shower room serving both bedrooms and guests
- Believed to benefit from gas central heating, providing warmth throughout
- Brickweaved frontage that is low-maintenance and creates a tidy, welcoming first impression
- Fully patioed rear garden offering an easy-to-manage outdoor space for relaxing or entertaining
- Semi-detached bungalow layout ensuring accessible single-level living with a functional flow
- Quiet residential location, offering privacy while remaining conveniently connected to local amenities
- Excellent potential for refurbishment, allowing buyers to create a home to their own specification

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The Location

Toftwood is a well-established residential area within the wider market town of Dereham, offering the benefits of a peaceful community setting while remaining closely connected to the town's full range of amenities. Known for its friendly neighbourhood feel, Toftwood features local shops, schools, parks and walking routes.

The property is ideally situated just steps away from a bus stop, providing excellent public transport links. Regular services run directly into Dereham town centre—only a short journey away—and then continue on to the historic city of Norwich. This makes the location especially attractive for those who rely on or prefer to use public transport.

Dereham itself (officially East Dereham) is a thriving and well-served market town located in the heart of Norfolk. It offers a wide variety of amenities including major supermarkets, independent shops, cafés, traditional pubs, restaurants, hairdressers, pharmacies and essential everyday services. The town is also home to a modern leisure centre and swimming pool, several gyms, a public library, and a cinema, giving residents plenty of options for recreation.

A popular weekly market runs in the town centre, reflecting Dereham's long-standing market-town heritage and offering fresh produce, local goods, and a lively community atmosphere. There are also several well-maintained green spaces and recreation grounds in and around the town, such as Dereham Windmill, Neatherd Moor, and the surrounding countryside, providing opportunities for walking, cycling, and outdoor activities.

Dereham benefits from strong road connections via the nearby A47, allowing easy travel to Norwich, King's Lynn, and further afield. The Mid-Norfolk Railway also runs heritage trains between Dereham and Wymondham, adding to the town's character and appeal.



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Hillcrest Avenue, Dereham

This good-sized two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a home to modernise to their own taste.

Positioned behind a charming picket fence, the property features a brickweaved frontage, providing a neat and low-maintenance first impression.

Inside, the accommodation includes a kitchen, two bedrooms, and a sitting room with direct access to the rear garden. Both bedrooms and the sitting room benefit from carpeting, adding comfort and warmth to the living spaces.

There is also a shower room. The layout is functional and offers scope for improvement and personalisation throughout. It is believed the property benefits from gas central heating, although this should be confirmed by any interested parties.

Externally, the rear of the property has been fully patioed, creating a low-maintenance outdoor space ideal for those wanting an easy-to-manage garden.

Parking arrangements are to be confirmed.

Set within a quiet area, this bungalow presents a great chance to refurbish and upgrade a well-located home with good potential and practical outside space. It would make an ideal downsizing option or first purchase.

Agents Note

Sold Freehold

Connected to all mains services - Gas CH, although the vendors are unsure, so await to be confirmed.



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Ground Floor
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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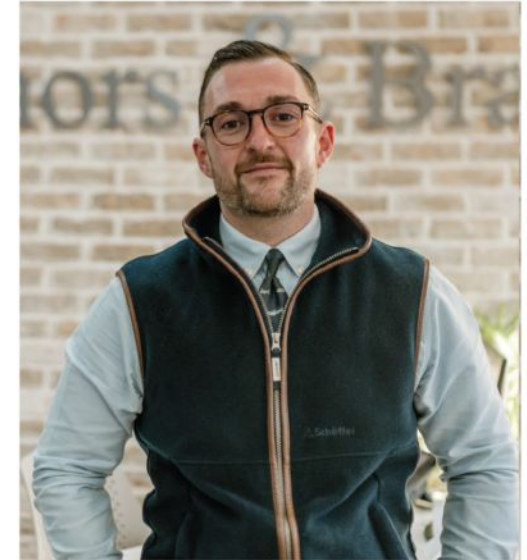
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Let's make it a *reality*



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