



9 Boton Drive, Dereham

Dereham



Minors & Brady

This attractive three-bedroom mid-terrace home offers generous and well-planned accommodation throughout. The property enjoys a bright lounge, creating a comfortable space to relax and unwind. A separate dining room provides flexibility for family meals or home working. The modern re-fitted kitchen is designed for both practicality and style, with contemporary fittings and ample workspace. Upstairs features three good-sized bedrooms, all offering comfortable proportions. The updated family bathroom presents a sleek and modern finish. Outside, the enclosed rear garden provides a private setting for outdoor enjoyment. An en-bloc garage offers secure parking and additional storage. Ideally situated close to local amenities, schools, and transport links, this home combines convenience with modern living.

- Well-presented three-bedroom mid-terrace home offering spacious and comfortable living throughout
- Bright and welcoming lounge providing an ideal area to relax, unwind, or entertain guests
- Separate dining room offering flexibility for family meals, home working, or use as an additional sitting area
- Modern re-fitted kitchen featuring stylish units, good storage, and ample workspace for everyday cooking
- Contemporary re-fitted family bathroom with modern fixtures and a clean, fresh finish
- Three well-proportioned bedrooms, providing comfortable accommodation for families or guests
- Enclosed rear garden offering a private outdoor space for relaxing, gardening, or dining in warmer months
- En-bloc garage providing secure parking and useful additional storage options
- Located in a popular residential area, close to local amenities, schools, and public transport links



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9 Boton Drive

The Location

Boton Drive sits within a well-established and welcoming residential area on the eastern side of Dereham, offering a lovely balance between everyday convenience and a peaceful setting. The neighbourhood has a settled, community feel, with mature trees, tidy gardens, and a mix of comfortable family homes. It's the kind of place where people know their neighbours, and everything you need is close at hand.

Just a short distance from Boton Drive, you'll find a great range of local amenities, from supermarkets and high-street shops to independent cafés, pubs, and takeaways. Dereham itself offers plenty to do — there's a cinema, bowling alley, and leisure centre, along with local gyms and fitness classes. The town centre has an appealing blend of old and new, with traditional market-town charm and all the practical essentials for day-to-day living.

Families are particularly well served here, with several highly regarded primary and secondary schools nearby, as well as nurseries and play areas. Dereham also has plenty of open green spaces and parks for fresh air and recreation, including scenic walking routes that weave through the town and out into the surrounding Norfolk countryside. The nearby Norwich Road Windmill, a beautifully restored local landmark, adds a touch of character and history to the area.

For getting around, Dereham is ideally positioned on the A47, making travel towards Norwich, King's Lynn, and other parts of Norfolk straightforward. Local bus services connect the town with neighbouring villages and market towns, making it easy to explore the wider area without needing to drive.



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Boton Drive, Dereham

This well-presented three-bedroom mid-terrace home offers spacious and modern living throughout, making it an excellent choice for families, first-time buyers, or investors.

The property features a bright and welcoming lounge, perfect for relaxing or entertaining guests, and a separate dining room providing a great space for family meals or flexible use as a study or playroom. The re-fitted kitchen has been tastefully updated, offering a range of modern units, ample work surfaces, and space for appliances — ideal for those who enjoy cooking and hosting.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable living space. The re-fitted family bathroom provides a stylish and modern finish, complete with contemporary fittings and a fresh design.

Outside, the home benefits from an enclosed rear garden, providing a private and secure space for outdoor dining, gardening, or children to play. An en-bloc garage adds further convenience, offering secure parking or additional storage.

Located in a popular residential area, the property is within easy reach of local amenities, schools, and transport links, making it a practical and attractive home in a well-connected setting.

Agents Note

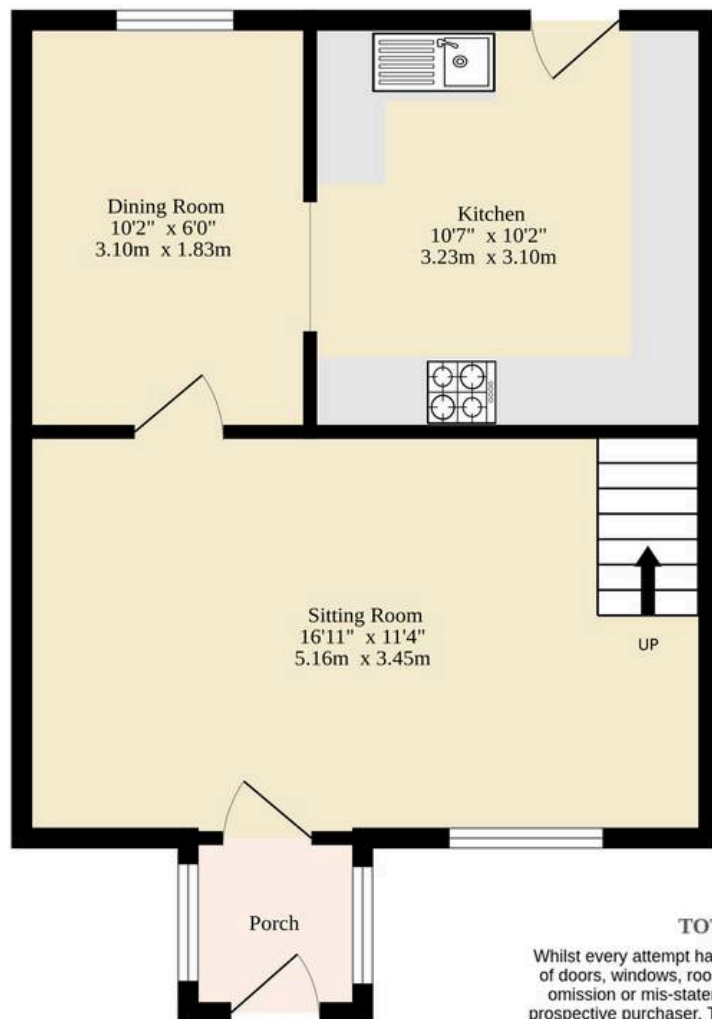
Sold Freehold

Connected to all mains services.

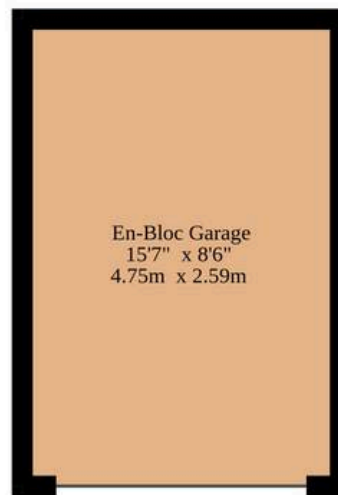
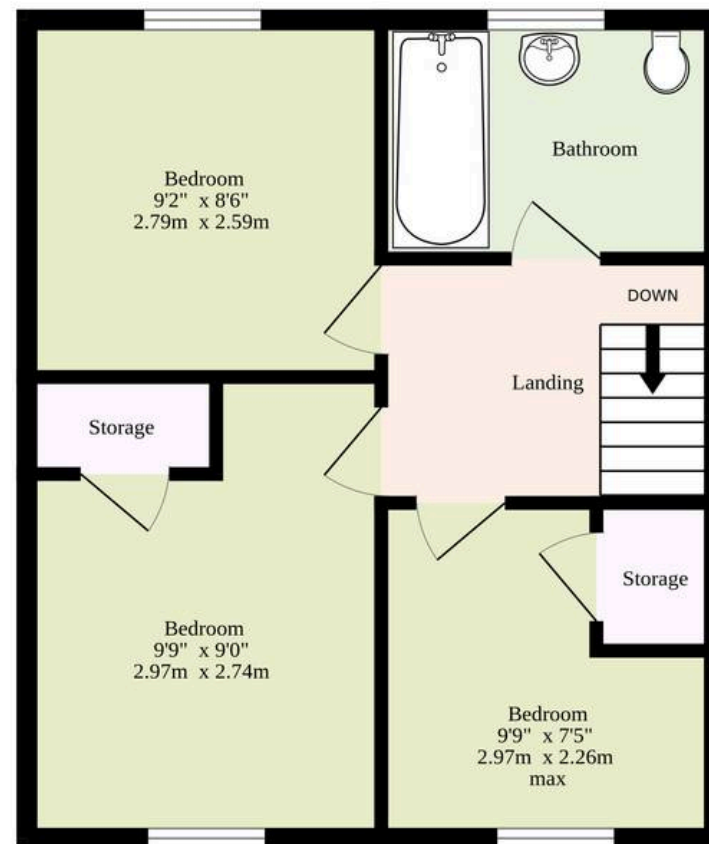


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Ground Floor
505 sq.ft. (46.9 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



Including En-Bloc Garage

TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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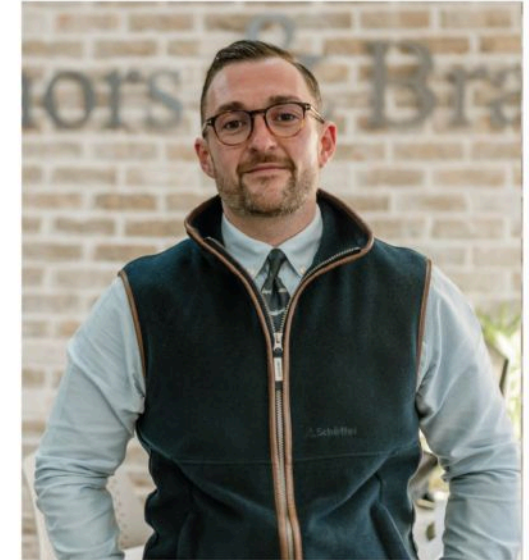
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