



14 Brook Grove, Dereham

Dereham



Minors & Brady

14 Brook Grove

This well-presented two-bedroom semi-detached bungalow in the sought-after area of Toftwood offers stylish, single-level living. The property boasts smart kerb appeal with a neat tarmac and shingle driveway providing ample parking. Inside, there are two good-sized, light-filled bedrooms and a modern shower room with contemporary fittings. The spacious kitchen-diner features sleek gloss cabinetry in contrasting grey and purple tones, with plinth lighting adding a touch of ambiance. A large sitting room opens through patio doors to the garden and into an orangery, offering flexible living space. Outside, the private rear garden includes a lawn and a generous terrace, perfect for relaxing or entertaining. The property also benefits from a garage for additional parking or storage. Combining comfort, practicality, and modern design, this attractive bungalow makes an ideal home in a popular location.

- Smart two-bedroom semi-detached bungalow in popular Toftwood location
- Attractive kerb appeal with tarmac and shingle driveway providing ample parking
- Welcoming entrance hall leading to well-laid-out accommodation
- Two good-sized, light and airy bedrooms
- Stylish modern shower room with contemporary fittings
- Spacious kitchen-diner with gloss cabinetry in contrasting grey and purple tones
- Plinth lighting and space for appliances creating a modern, practical cooking area
- Large sitting room with patio doors opening to the garden and unfinished orangery
- Private rear garden with lawn and generous terraced area ideal for outdoor dining





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The Location

Brook Grove is a well-situated residential street in the thriving market town of Dereham, located in the heart of Norfolk. This sought-after location offers a strong sense of community and convenient access to a wide range of local amenities. Just a short distance away lies Dereham town centre, where residents can enjoy a variety of independent shops, national retailers, cafés, and restaurants. For day-to-day essentials, there are several nearby supermarkets including Tesco, Morrisons, and Lidl.

Families will appreciate the proximity to well-regarded schools such as Grove House Infant and Nursery School, Toftwood Junior School, and Northgate High School, all within easy reach. Healthcare needs are well-served with local GP practices like Dereham Surgery and Theatre Street Medical Centre, as well as the nearby Dereham Hospital offering community health services.

Transport links are excellent, with regular bus services connecting Dereham to Norwich, Swaffham, and other surrounding towns, while the A47 provides direct road access to Norwich (approximately 30 minutes by car) and King's Lynn. For rail travel, nearby stations at Wymondham or Norwich offer national rail services.



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Located in the ever-popular area of Toftwood, this smart and well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with great kerb appeal and a practical layout.

To the front, the property enjoys a neat and tidy appearance, with a combination tarmac and shingle driveway providing ample off-road parking. The exterior has a smart, welcoming look that gives an excellent first impression.

Inside, the home opens into a well-kept entrance area, leading through to the main accommodation. There are two good-sized bedrooms, both light and airy, offering flexibility for use as bedrooms, a study, or a hobby space.

The modern shower room has been updated with contemporary fittings and a clean, stylish finish, providing both comfort and convenience.

At the heart of the property lies a spacious kitchen-diner, ideal for everyday living and entertaining. The kitchen is fitted with modern gloss cabinetry, featuring contrasting grey base units and purple upper cupboards, creating a bold yet tasteful design. There's plenty of space for appliances, and plinth lighting adds a warm, ambient glow in the evenings.

The adjoining dining area provides a sociable space for family meals or relaxed dining with friends.



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The large sitting room offers a bright and inviting atmosphere, with patio doors opening out to the garden. One set of doors leads into an orangery, which is currently in progress, ideal as a sunroom or additional seating area.

Outside, the bungalow benefits from a private rear garden that is mainly laid to lawn, complemented by a generous terraced area – perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. A garage provides useful additional storage or parking space.

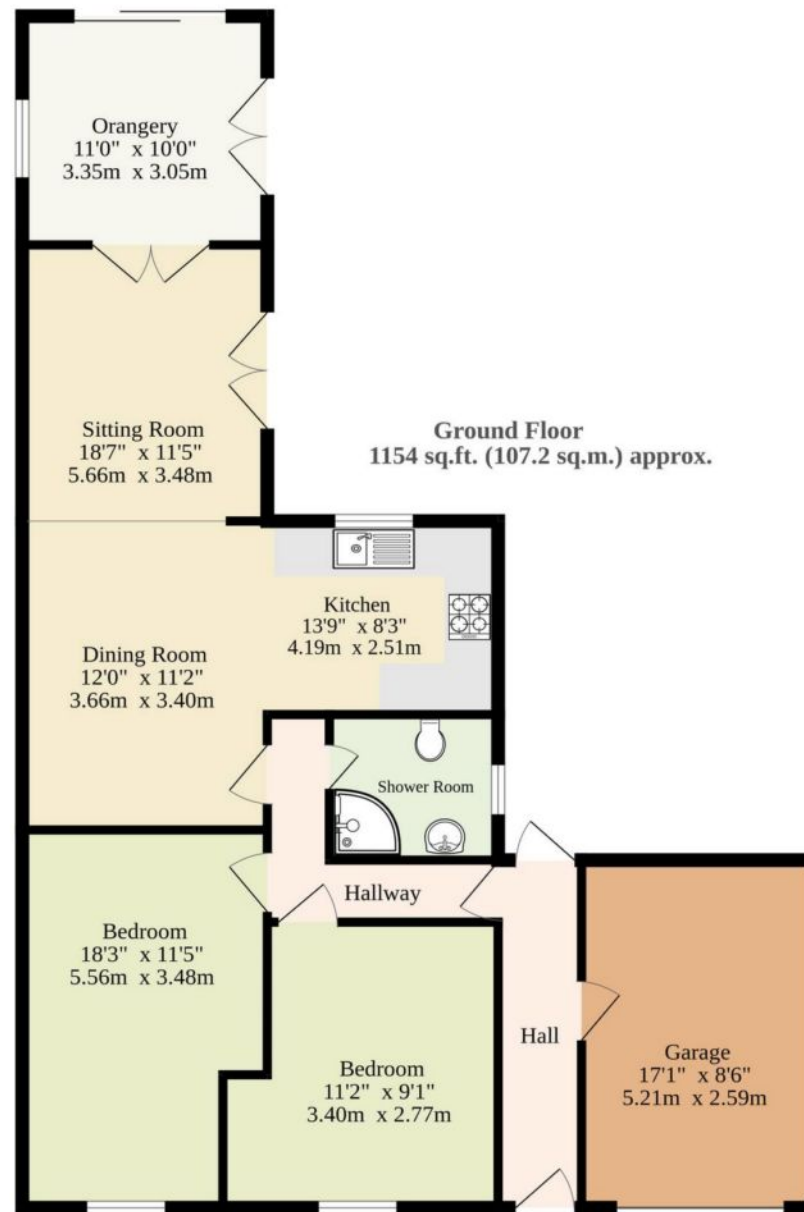
Overall, this lovely bungalow combines practicality with a touch of modern style. With its attractive presentation, versatile layout, and desirable Toftwood location, it's a fantastic opportunity for anyone seeking a comfortable and well-proportioned home on one level.

Agents Note

Sold Freehold

Connected to all mains services.





TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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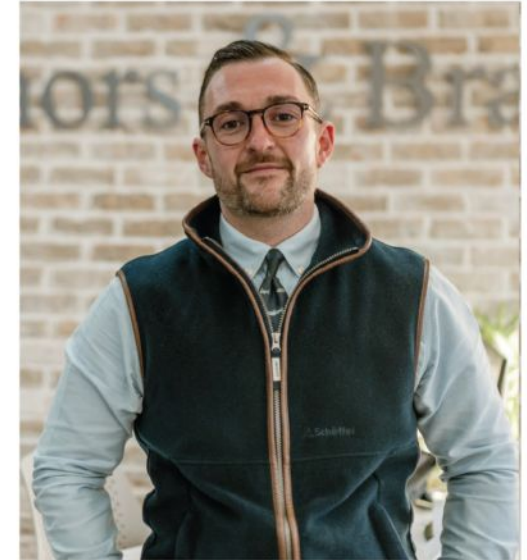
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