



2 Acorn Way, Dereham

Dereham

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Imagine stepping into a home where every detail is designed for comfort, light, and effortless living. This charming bungalow, tucked in the heart of Dereham, offers a seamless blend of town convenience and peaceful surroundings. Bright, inviting living spaces lead naturally into a stylish open-plan kitchen and dining area, where bi-folding doors open onto a private garden, the perfect backdrop for alfresco meals, weekend gatherings, or simply enjoying a quiet moment outdoors. Two generous bedrooms, a contemporary bathroom, and the potential to extend create a versatile home ready to adapt to your lifestyle (stpp). With off-road parking, a garage, and all local amenities within easy reach, this is a home that balances everyday practicality with the joy of living.



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- Detached bungalow located within the ever-sought-after market town of Dereham
- Perfect choice for someone looking to downsize without compromising on comfort and style
- Stylish open-plan kitchen and dining area featuring fitted units, wooden work surfaces, integrated appliances including double oven, gas hob, dishwasher, and washing machine
- Bi-folding doors from the kitchen/diner leading directly to a private garden ideal for alfresco dining and social gatherings
- Welcoming living room with dual-aspect windows creating a light-filled and inviting atmosphere for relaxing or entertaining
- Two bright and generously proportioned bedrooms filled with natural light and space for storage and furnishings
- Contemporary family bathroom with panelled bath, overhead shower, low-level WC, hand wash basin with storage beneath, and heated towel rail
- Private driveway and single garage offering convenient off-road parking with power supply
- Generous rear garden mainly laid to lawn with patio area, barked play space, mature planting, and full privacy from wooden panelled fencing
- Previous planning permission for a rear extension creating the opportunity for a second reception room or third double bedroom



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Step inside to a welcoming entrance hall, where natural light and a sense of space set the tone for the home.

At the heart of the property is the expansive kitchen and dining area, designed for both family living and entertaining. The kitchen is fitted with a comprehensive range of base and wall units, complemented by warm wooden work surfaces, creating a functional yet stylish workspace. A ceramic one-and-a-half sink with a modern mixer tap sits beneath a window overlooking the garden, perfect for enjoying the view while preparing meals. Integrated appliances include a double oven, gas hob with an extractor hood, dishwasher, and washing machine, ensuring everything is to hand for everyday living. Thoughtful touches such as plentiful storage, tiled flooring, and multiple power points enhance convenience, while space for a dining table and chairs allows for relaxed family meals. Bi-folding doors open onto the rear garden, seamlessly extending the entertaining area outdoors and creating a light-filled, airy atmosphere ideal for alfresco dining or hosting friends and family.

The living room is a bright and inviting space, ideal for relaxation or entertaining, with dual-aspect windows that flood the room with natural light. Two well-proportioned bedrooms offer flexibility and comfort, both bathed in light from garden-facing windows. The contemporary family bathroom complements the living spaces with modern fittings and a calming atmosphere.

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Outside, the property continues to impress. A private driveway and single garage provide convenient off-road parking, while the front garden is neatly maintained with mature hedging and thoughtfully planted borders. The rear garden is a true haven, mainly laid to lawn with a generous patio and barked play area. Fully enclosed with wooden panelled fencing, it ensures privacy while offering endless opportunities for outdoor living, gardening, or simply unwinding in a peaceful setting.

This home also benefits from previous planning permission for a rear extension, offering potential to create an additional reception room or third double bedroom, perfectly tailoring the property to your lifestyle needs (stpp).

For anyone seeking a property that combines the charm and convenience of Dereham with a versatile, light-filled home and a private garden for year-round enjoyment, this bungalow presents a rare and exciting opportunity.

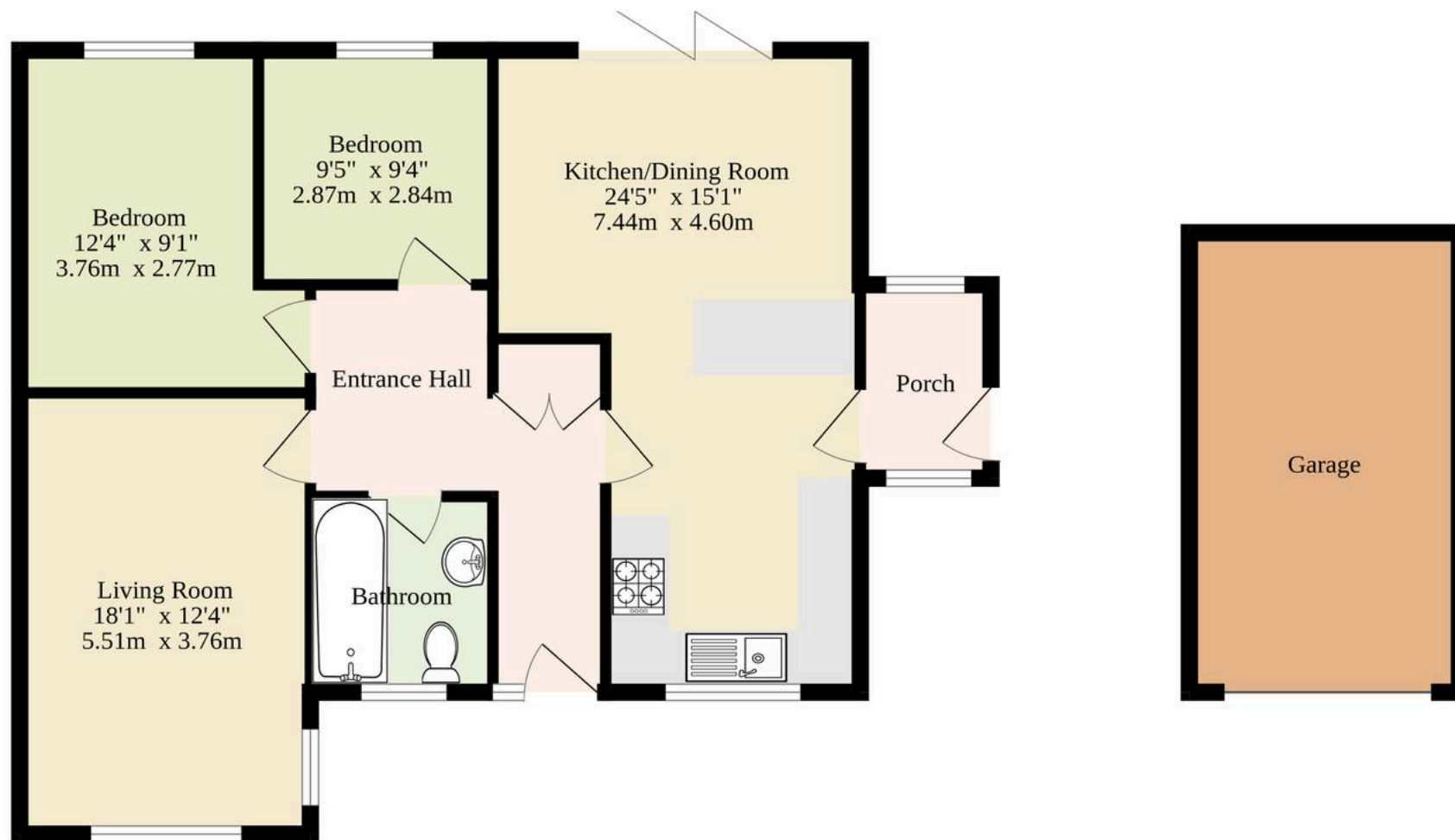
Agents note

Freehold



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Ground Floor
852 sq.ft. (79.1 sq.m.) approx.



Total Sqft Excludes The Entrance Hall, Bathroom, Porch And The Garage.

TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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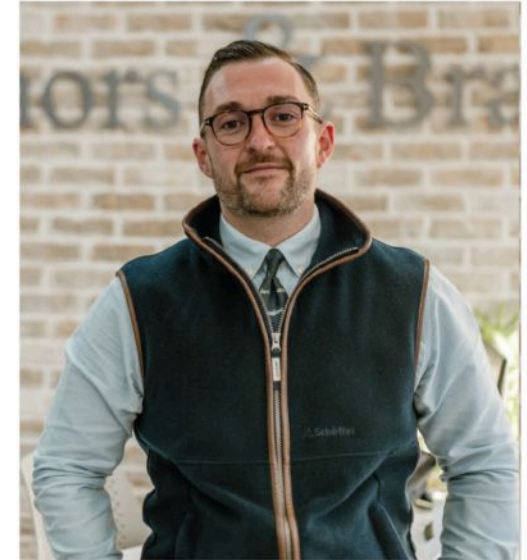
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