



28 Theatre Street, Dereham

Dereham



Minors & Brady

28 Theatre Street

Dereham, Dereham

Character and convenience come together in this inviting Dereham property where generous interiors and thoughtful upgrades create a home ready for modern living. A bright sitting room framed by a bay window and a feature fireplace shares the ground floor with a welcoming lounge that flows into a snug, while the recently upgraded kitchen diner delivers glossy cabinetry, tiled areas, wood effect flooring and all appliances, including a seven-burner range cooker. Three bedrooms and a family bathroom occupy the first floor, with a further spacious bedroom and eaves storage above. The landscaped rear garden offers a standout entertainment outbuilding with timber interior and lighting, a storage shed and a detached garage with Kings Road access joined by parking for two to three vehicles on the gravelled driveway. A motivated vendor and move-in-ready finish add to the appeal of a home set close to shops, cafés, supermarkets, local services and independent businesses.

Location

Theatre Street places you in a lively part of Dereham with immediate access to everyday essentials and local services. Shops, cafés, supermarkets and independent businesses sit within comfortable reach, giving you a setting that supports both convenience and community living. The town's leisure centre, parks, and green spaces are also close by, offering easy ways to unwind. Regular bus routes run through the area, and the A47 is only a short drive away, which allows smooth travel toward Norwich, Swaffham, and wider Norfolk. Families benefit from nearby schools and community facilities, and the wider town centre provides plenty of places to enjoy a relaxed meal or meet with friends. You can also reach medical services and everyday care facilities without needing to travel far, and the surrounding streets create a friendly atmosphere that suits a range of lifestyles.

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28 Theatre Street

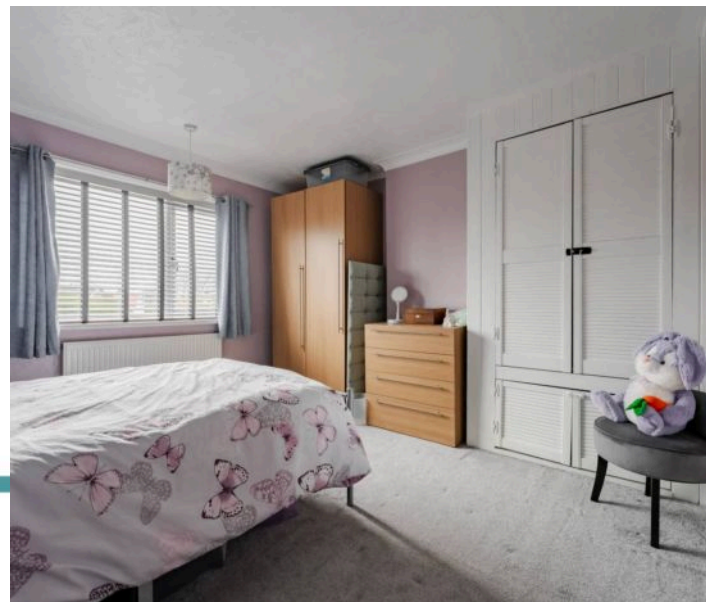
Dereham, Dereham

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A welcoming entrance hall introduces the home with textured wall finishes, soft grey carpet and a modern vertical radiator that brings a strong contemporary touch. From here, access leads to the formal sitting room positioned at the front of the property. This room enjoys a generous bay-style window that allows natural light to fall across the space, while a character fireplace forms an attractive focal point. It works well for relaxed evenings or entertaining.

Moving along the hallway, you reach the separate WC set neatly beneath the stairs, finished in full height grey tiling with a fitted vanity and a window that keeps the space bright. Beyond this point sits a spacious lounge that acts as a central living hub, helped by built-in alcoves and warm lighting that shape the room. Through an open archway, a snug offers a further flexible area, suited for reading, work or additional seating, complete with fitted shelving built into the alcove.

Across the rear of the home lies a substantial kitchen that stretches the full width of the property. Recently upgraded, this space presents glossy modern cabinetry, smooth work surfaces, tiled splashbacks and wood effect flooring. Full-height tiling continues through the dining area for a seamless finish. All kitchen appliances remain, including the seven-burner range cooker and matching extractor. Two windows draw in steady light and French doors offer views and direct access into the rear garden, creating a setting that supports everyday living, dining and family time.



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The first floor holds three generously sized bedrooms arranged from a central landing. Each room supports double bedroom furniture comfortably. The family bathroom serves this level and is finished with full height stone effect wall tiling, a fitted vanity unit and a white suite, enhanced by the natural light from the window. The top floor reveals a spacious fourth bedroom accessed via its own staircase. Broad floor space and eaves storage on both sides make this a strong choice for a main bedroom, older child's space, guest room or a dedicated home office. Storage potential on this floor invites future use, such as a dressing area or en suite, subject to permissions.

Outside, the home benefits from a landscaped rear garden positioned in a tucked-back setting. Brick paving near the house opens into gravelled sections bordered by planting that adds colour and structure. A large outbuilding has been adapted into an entertainment space with a timber interior and lighting, offering a dedicated area for gatherings. Additional sheds provide extra storage. Rear access links conveniently to the garage positioned off Kings Road.

This is a home that offers flexibility across three floors with triple glazing throughout, which enhances comfort, efficiency and everyday ease.

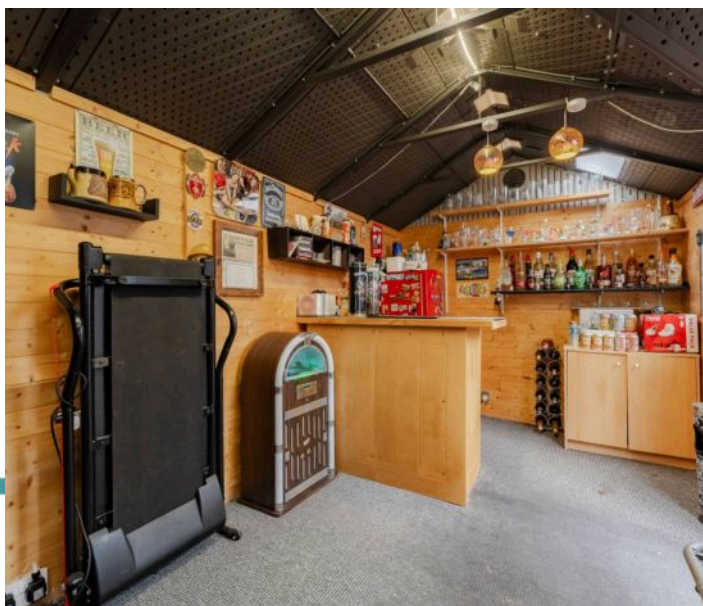
Agents notes

Sold freehold, connected to all main services

Gas Central Heating

Council Tax Band- TBD

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Ground Floor
1024 sq.ft. (95.1 sq.m.) approx.

1st Floor
411 sq.ft. (38.2 sq.m.) approx.

2nd Floor
127 sq.ft. (11.8 sq.m.) approx.



Sqft Includes Outbuildings And Garage

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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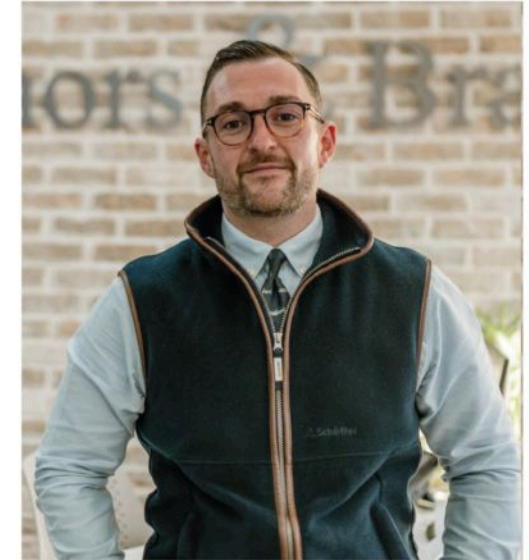
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