



17 Sheldrick Place, Dereham

Dereham



Minors & Brady

17 Sheldrick Place

Dereham

From the moment you arrive, this detached bungalow sets a relaxed and welcoming tone, offering a thoughtful balance of comfort, space and convenience in the heart of Dereham. Positioned just moments from the town centre, it allows easy access to a wide range of amenities while providing a peaceful retreat at home. Inside, light-filled living spaces flow effortlessly, complemented by two comfortable bedrooms and practical, well-planned accommodation throughout. Outside, a private landscaped garden and gated off-road parking complete the picture, making this an appealing choice for those looking to downsize while continuing to enjoy both style and lifestyle.

- Detached bungalow proudly positioned in the market town of Dereham
- Moments away from the town centre, offering a wide range of amenities
- Perfect choice for someone looking to downsize without compromising on comfort and style
- Spacious sitting/dining room accentuated by a decorative fireplace, inviting relaxation and entertaining
- French doors that creates an effortless flow out to the garden
- Kitchen equipped with quality cabinetry, an integrated oven, a gas hob and areas for your own appliances
- Two bedrooms offering comfort and privacy, along with a bathroom comprising of a three-piece suite
- A private, landscaped garden featuring a patio for seating arrangements and a laid to lawn
- A gated driveway providing off-road parking





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Location

Sheldrick Place is situated in the market town of Dereham, offering a convenient position close to the town centre, with its array of shops, cafés, and local amenities just a short walk or drive away. Daily essentials are easily accessible from nearby convenience stores and supermarkets, while the town's weekly market provides a traditional shopping experience. Families benefit from proximity to well-regarded schools, including Toftwood Infant School, Toftwood Community Junior School, and secondary options such as Northgate High School and Dereham Neatherd High School.

Transport links are strong, with regular bus services connecting Dereham to surrounding towns and Norwich, while the town's road network allows for straightforward car journeys across Norfolk. The location balances everyday practicality with access to local leisure facilities, parks, and community spaces, making it a convenient and connected base for a relaxed, town-centre lifestyle.



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Proudly positioned within the sought-after market town of Dereham, this detached bungalow offers a relaxed and convenient lifestyle just moments from the town centre and its wide range of shops, cafés and everyday amenities. It is an ideal choice for those looking to downsize without sacrificing space, comfort and style.

The home is introduced by a welcoming entrance hall that immediately feels bright and airy, setting the tone for the accommodation beyond. At the heart of the property is a spacious sitting and dining room, enhanced by a decorative fireplace that creates a warm focal point for both quiet evenings and social occasions. French doors open directly onto the garden, allowing natural light to flood the room and creating an easy connection between indoor and outdoor living.

The kitchen is thoughtfully arranged with quality cabinetry, an integrated oven and gas hob, alongside space for your own appliances, providing a practical yet pleasant space for everyday cooking.

There are two well-proportioned bedrooms, each offering comfort and privacy, served by a bathroom fitted with a clean and timeless three-piece suite.



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Outside, the private landscaped garden has been designed for enjoyment with minimal upkeep, featuring a patio area ideal for seating and outdoor dining, complemented by a neatly laid lawn. To the front, a gated driveway provides secure off-road parking, adding to the overall convenience of the property.

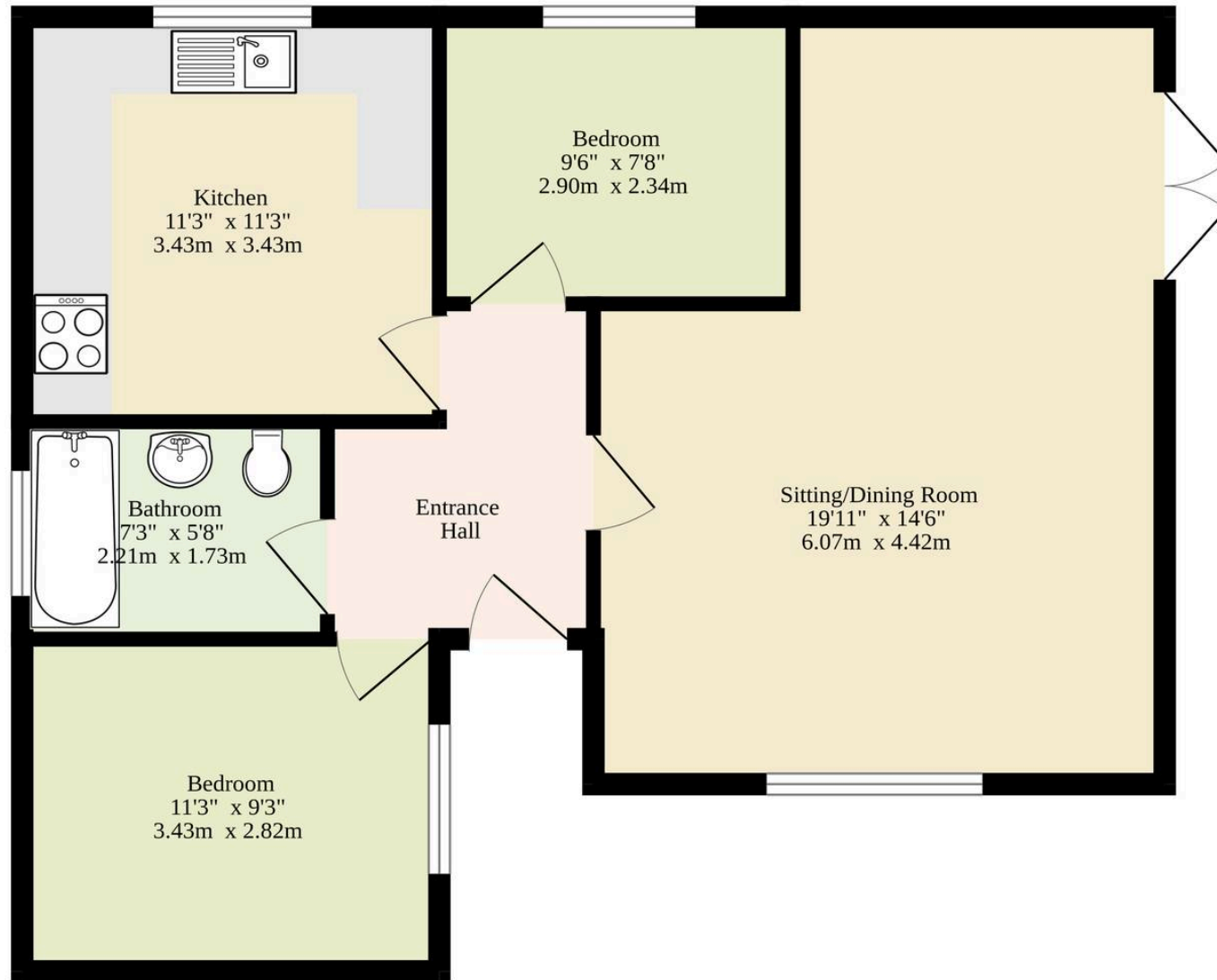
This is a home that combines easy living with a central location, well suited to those seeking a quieter pace while remaining close to the heart of Dereham.

Agents note

Freehold



Ground Floor
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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