



23 Brunswick Close, Dereham

Dereham

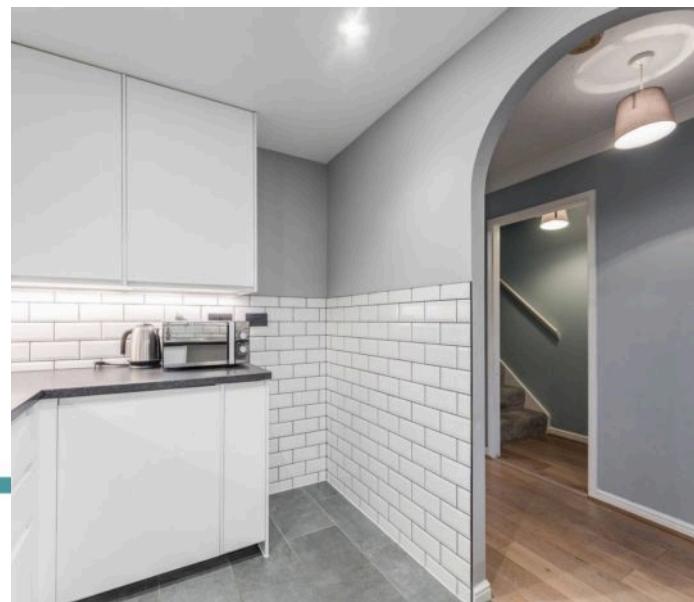


Minors & Brady

## 23 Brunswick Close

Tucked away within a well-established part of Toftwood, this inviting three bedroom mid-terraced home offers a sense of privacy while remaining conveniently positioned. The property opens into a thoughtfully arranged layout designed for everyday comfort and ease of living. A modern fitted kitchen sits alongside a spacious lounge, creating practical yet welcoming areas for both quiet evenings and social gatherings. Upstairs, three bedrooms provide flexible accommodation, with the main bedroom benefiting from its own en-suite facility. A separate family bathroom and ground floor W.C add further convenience for households and guests alike. Outside, the home is complemented by an enclosed rear garden, driveway, and garage with power and lighting. With gas fired central heating, UPVC double glazing, and a popular location, this property presents a well-balanced and appealing opportunity.

- Well-presented three bedroom mid-terraced house set within a popular and established residential development in Toftwood
- Modern fitted kitchen offering a practical and well-organised space for everyday cooking and dining
- Spacious lounge providing comfortable living and entertaining accommodation
- Master bedroom benefiting from en-suite facilities
- Two further bedrooms offering flexible use as guest rooms, children's bedrooms, or home office space
- Separate family bathroom serving the first floor accommodation
- Popular location within easy reach of local amenities and transport links
- Gas fired central heating and UPVC double glazed windows throughout
- Enclosed rear garden laid mainly to lawn with a bordered shingle area
- Driveway to the front of the property leading to a garage with power and lighting





M&B

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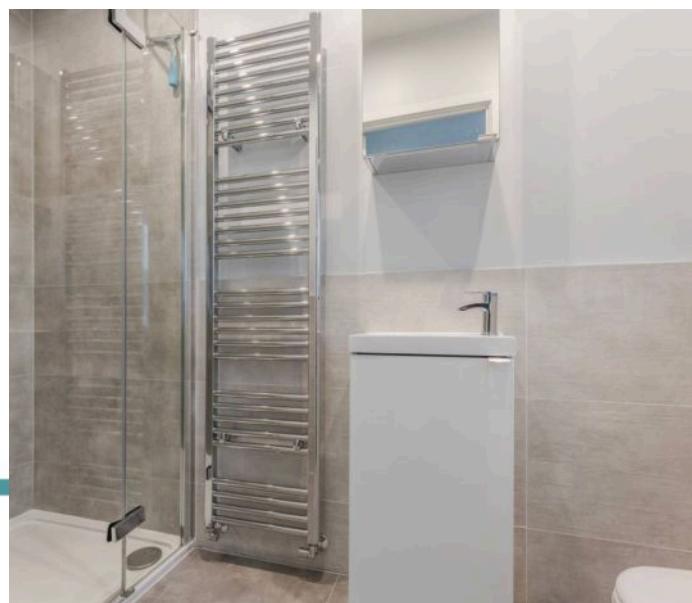
## The Location

Brunswick Close is a well-positioned residential cul-de-sac in Toftwood, a popular suburb of the thriving market town of Dereham, located in the heart of Norfolk. This sought-after location offers a strong sense of community along with convenient access to a wide range of local amenities.

Dereham town centre is just a short distance away, providing a variety of independent shops, national retailers, cafés, and restaurants. For everyday essentials, residents benefit from nearby supermarkets including Tesco, Morrisons, and Lidl.

Families are well catered for with a selection of reputable educational facilities close by, including two local nurseries, Toftwood Infant School, Toftwood Junior School, and Northgate High School in Dereham, all within easy reach. Healthcare needs are also well served with local GP practices such as Dereham Surgery and Theatre Street Medical Centre, along with Dereham Hospital, which offers a range of community health services.

Transport links from Brunswick Close are excellent. Regular bus services connect Dereham with Norwich, Swaffham, and surrounding towns, while the A47 provides direct road access to Norwich (approximately 30 minutes by car) and King's Lynn. For rail commuters, Wymondham and Norwich railway stations offer national rail services.



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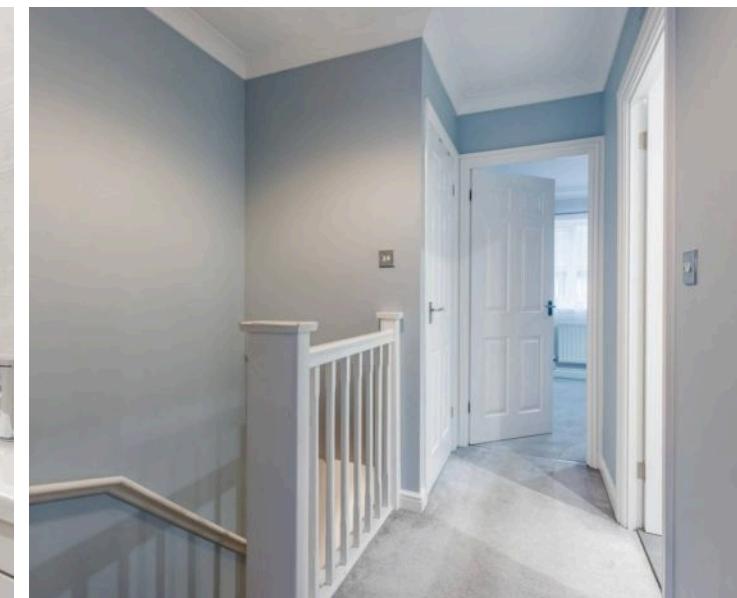
## Brunswick Close, Dereham

This well-presented three bedroom mid-terraced home is situated within a popular residential development in Toftwood, offering comfortable and practical living space ideally suited to a range of buyers.

The property has been thoughtfully laid out and benefits from modern features throughout, making it an attractive option for those seeking a home that is ready to move into.

Upon entering, the welcoming entrance hall provides access to a convenient ground floor W.C. The modern fitted kitchen is well arranged and offers a functional space for everyday cooking, while the generously sized lounge provides an excellent area for both relaxing and entertaining, with ample room for a variety of furniture layouts.

To the first floor, the property offers three bedrooms, including a well-proportioned master bedroom that benefits from its own en-suite shower room. Bedroom two is a comfortable double room, while the third bedroom offers flexibility for use as a child's room, guest room, or home office. A separate family bathroom serves the remaining bedrooms, adding to the home's practicality.



## 23 Brunswick Close

Outside, the front of the property features a driveway leading to the garage, along with a shingle area and pathway to the main entrance. The enclosed rear garden is laid mainly to lawn with a bordered shingle area, providing a pleasant and low-maintenance outdoor space. The garage is equipped with power and lighting, offering useful storage or parking.

Additional benefits include gas fired central heating and UPVC double glazed windows throughout.

An internal viewing is highly recommended to fully appreciate the layout and overall presentation of this appealing home. Contact us today to arrange your viewing.

### Agents Note

This property will be sold freehold.

Maintenance: £270 paid annually.

Connected to mains water, electricity, gas and drainage.





**TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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