



1 Acacia Avenue, Dereham

Dereham



Minors & Brady

1 Acacia Avenue

Set within a well-regarded residential setting, this chain-free, semi-detached home offers a calm and comfortable place to settle into everyday life. The layout flows easily from room to room, creating spaces that work just as well for quiet evenings as they do for hosting friends or family. Natural light plays a big part throughout the house, with generous proportions that give a real sense of openness. The conservatory and garden extend the living space outdoors, offering flexibility for how the home is enjoyed across the seasons. Upstairs, the bedrooms provide well-sized, adaptable rooms that can change as needs evolve over time. Practical features such as off-road parking and a garage add convenience without compromising the feel of the home. This is a property that not only feels ready to move into, but also offers scope to personalise and make your own.

- Well-presented two-bedroom semi-detached home in a popular residential location
- No onward chain, allowing for a more straightforward and flexible purchase
- Spacious lounge/dining room measuring just under 20 feet, ideal for everyday living and entertaining
- Bright conservatory providing additional living space with views over the rear garden
- Kitchen/breakfast room with fitted units, good worktop space and room for casual dining
- Ground floor bathroom sensibly positioned off the hallway
- Two genuine double bedrooms with useful eaves and cupboard storage
- Private, easy-to-maintain rear garden offering a pleasant outdoor space
- Detached garage providing secure parking or additional storage
- Driveway offering off-road parking alongside the garage





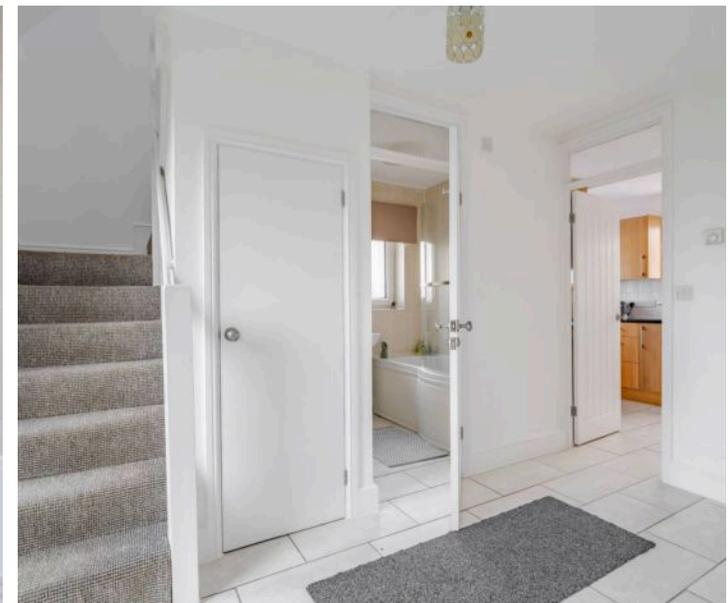
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The Location

Within walking distance of Dereham town centre, this property enjoys a highly convenient and well-connected location. Dereham is a well-established market town offering a wide range of everyday amenities, including supermarkets, independent shops, cafés and a selection of pubs and restaurants. The town benefits from good healthcare provision with GP surgeries, pharmacies and dental practices, as well as leisure facilities such as a cinema, bowling alley and leisure centre.

Dereham is particularly well suited to families, with schools catering for all age groups, and it also offers green spaces and walking routes around the town. Positioned on the edge of Dereham, the property enjoys a quieter setting while remaining close to the centre. The nearby A47 provides straightforward access to Norwich, King's Lynn and the wider Norfolk area, making the town practical for both local living and commuting.



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Dereham, Dereham

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This well-presented two-bedroom semi-detached home is located in a popular and established residential area, offering a comfortable layout and a great balance of living space both inside and out. With no onward chain, it presents a straightforward opportunity for a range of buyers, whether you are taking your first step onto the property ladder, downsizing, or looking for a home that is ready to move into.

The accommodation begins with a welcoming entrance hall that leads through to the main living areas. The lounge/dining room is a generous space, measuring just under 20 feet in length, and benefits from good natural light. There is plenty of room here for both seating and a dining table, making it a practical space for everyday living as well as hosting family or friends. From the rear of the room, doors open into the conservatory, creating a natural flow through the ground floor.

The conservatory adds valuable extra living space and provides a pleasant outlook over the rear garden. It works well as an additional sitting or dining area and can be enjoyed throughout much of the year. The kitchen/breakfast room is positioned at the back of the property and offers fitted units, work surfaces and space for casual dining, with views over the garden adding to its appeal. A ground floor bathroom is accessed from the hallway and is sensibly arranged, keeping the main living areas separate and uncluttered.



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Upstairs, there are two genuine double bedrooms. The main bedroom is particularly spacious and benefits from useful eaves storage, while the second bedroom is also a good size and would suit a variety of needs, including guest accommodation or a home office. Additional storage cupboards on the landing further enhance the practicality of the layout.

Outside, the rear garden is private and easy to maintain, offering a pleasant space for outdoor seating or light gardening. To the front and side, the property benefits from a driveway and a detached garage, providing off-road parking and additional storage. Overall, this is a neatly maintained home in a sought-after location, offering well-proportioned rooms, useful extras and the advantage of no onward chain.

Agents Note

Sold Freehold

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor
650 sq.ft. (60.4 sq.m.) approx.

1st Floor
326 sq.ft. (30.3 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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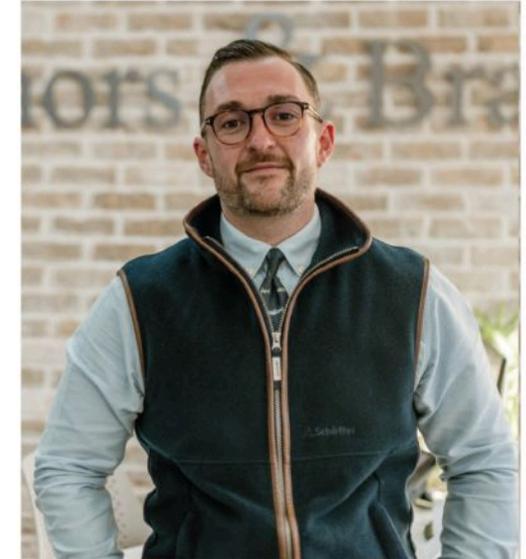
Dreaming of this home? Let's make it a *reality*



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Meet *Aysegul*
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Meet *Curtis*
Listings Director

Minors & Brady

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