



4 Stanton Close, Dereham

Dereham



Minors & Brady

4 Stanton Close

Dereham, Dereham

Situated within a quiet and well-established residential cul-de-sac in the popular market town of Dereham, this Victorian detached family home offers generous and well-balanced accommodation arranged over two floors, complemented by a range of outbuildings and a particularly generous rear garden extending to approximately 1/3 (stms).

The property provides flexible living space suited to family life, with two reception rooms, three spacious double bedrooms, and excellent storage options. Set within a private position at the end of the cul-de-sac, the home offers a comfortable and peaceful setting with scope to suit a variety of lifestyle needs.



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- Victorian detached family home offering over 1,800 sqft of accommodation including outbuildings
- Separate living room and dining room providing flexible reception space
- Well sized kitchen supported by a separate utility room
- Ground floor shower room adding everyday practicality along with first floor family bathroom serving all bedrooms
- Three generous double bedrooms arranged on the first floor, all well proportioned and benefitting from built in storage
- Generously sized enclosed rear garden extending to approx 1/3 acre (stms), offering privacy and usable outdoor space
- Detached garage and multiple outbuildings including sheds, ideal for storage or workshop use
- Quiet residential cul de sac location within easy reach of Dereham town centre, local amenities, and transport links

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



M&B

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Location

Stanton Close is set within a quiet residential area of Dereham, a well-served Norfolk market town known for its strong sense of community and excellent everyday amenities. The town centre is close by, offering a wide range of shops, supermarkets, cafés, leisure facilities, and healthcare services, along with well-regarded primary and secondary schools.

Dereham benefits from good transport connections via the A47, providing straightforward access to Norwich, King's Lynn, and the wider region, while regular bus services link surrounding villages. Nearby countryside and public footpaths offer easy opportunities for walking and outdoor enjoyment, making this a practical and appealing location for a variety of lifestyles.



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The ground floor accommodation opens into a central hallway, providing access to the main living areas and the staircase to the first floor. A comfortable living room is positioned to the front of the property and offers a welcoming space for everyday relaxation along with a log burner for added comfort, while a separate dining room provides a more formal setting for family meals and entertaining. The kitchen is well sized and arranged to suit daily use, with good worktop space and storage, and is supported by a separate utility room offering further practicality. A ground floor shower room adds convenience, particularly for busy households or visiting guests.

Upstairs, the first floor offers three generous double bedrooms, all well proportioned and each benefitting from built in wardrobes, allowing the rooms to remain practical and uncluttered. A family bathroom serves the first floor, positioned off the landing.



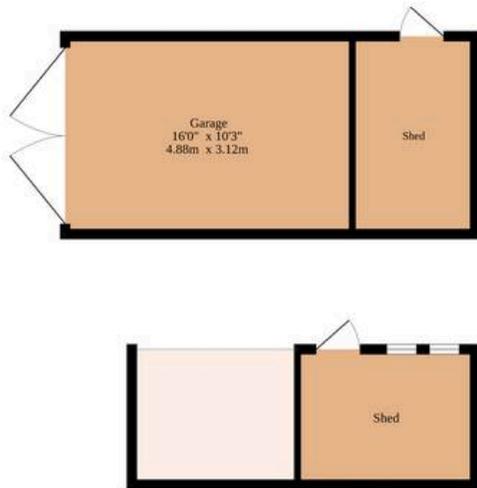
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Externally, the property benefits from off road parking with a large driveway and detached garage and a selection of outbuildings including sheds, offering excellent storage or workshop potential. The rear garden is generous in size and enclosed, providing a high level of privacy and a substantial outdoor space suitable for seating, gardening, and family use. To the front, the home sits comfortably within its plot, enjoying the peaceful surroundings typical of this established residential location.



Outbuildings
386 sq.ft. (35.9 sq.m.) approx.



Ground Floor
764 sq.ft. (71.0 sq.m.) approx.



1st Floor
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.5 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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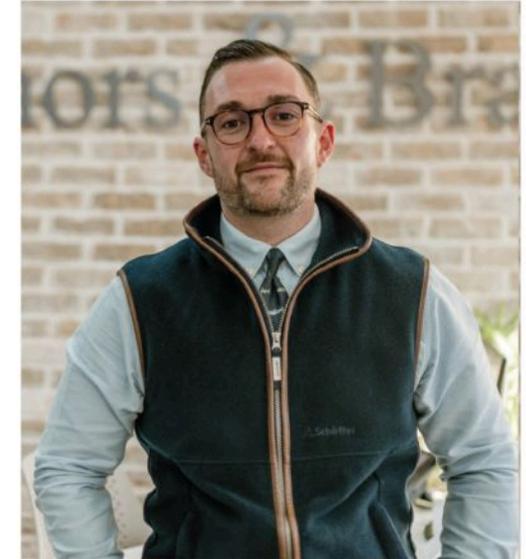
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Minors & Brady

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