



49 Dusty Miller Drive, Easton

Norwich



Minors & Brady

49 Dusty Miller Drive

This three-bedroom home on the popular Festival Park development offers a fantastic balance of space, style and practicality, ideal for modern family living. From the moment you step inside, the generous proportions and thoughtful layout are clear, with a spacious sitting room featuring a stylish panelled feature wall that adds character and warmth. The flow through to the kitchen dining room creates a sociable heart of the home, perfectly suited to both everyday life and entertaining. Contemporary finishes, including herringbone-style flooring and sleek grey cabinetry, enhance the overall feel while maintaining a functional design. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying the added benefit of an ensuite. The enclosed rear garden offers a safe and versatile outdoor space, ideal for children and pets alike. With a driveway, integral garage and a well-regarded location, this is a home that effortlessly combines comfort, convenience and family-friendly appeal.

- Three-bedroom family home on the popular Festival Park development
- Driveway providing off-road parking to the front of the property
- Integral garage offering additional storage
- Generous, light-filled sitting room with stylish on-trend panelled feature wall
- Contemporary kitchen dining room with herringbone-style flooring
- Contemporary U-shaped kitchen with sleek grey cabinetry and chrome accents
- Thoughtfully designed ground floor layout with convenient WC and seamless flow between spaces
- Principal bedroom complete with its own ensuite shower room
- Coordinated family bathroom and ensuite featuring attractive mosaic-style flooring

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The Location

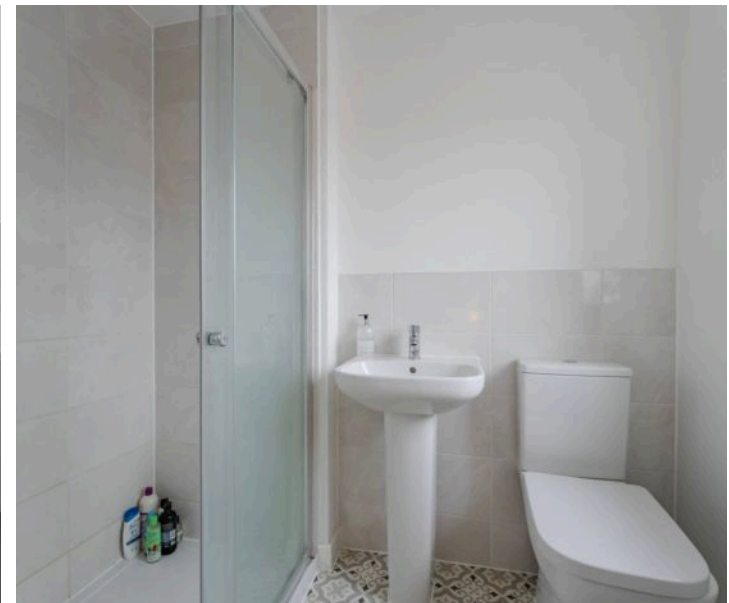
Positioned along Dusty Miller Drive, this property enjoys a convenient yet well-connected setting, offering a great balance between everyday practicality and comfortable living.

Situated just off the A47, the location provides straightforward access to both Dereham and Norwich, making commuting or travelling further afield simple and efficient. Norwich city centre is within easy reach, where you can enjoy a wide range of shopping, dining, entertainment and cultural attractions, including theatres, historic landmarks and vibrant independent businesses.

Longwater Retail Park is close by, home to popular retailers such as Sainsbury's and Aldi, along with other useful stores and services. The Norfolk Foodhall is also nearby, offering a well-regarded farm shop, café and locally sourced produce, ideal for those who enjoy fresh, regional food and a relaxed place to meet friends or family.

For those who appreciate the outdoors, the surrounding area provides pleasant walking routes, including around the Norfolk Showground, which is particularly popular with dog walkers and pet owners. The combination of open spaces and excellent road links makes this location both practical and appealing.

Overall, this is a well-situated property that benefits from strong transport connections, convenient amenities and access to enjoyable outdoor spaces.



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Easton, Norwich

Dusty Miller Drive, Easton

Set on the popular Festival Park development, this well-presented three-bedroom home offers practical family living in a convenient and established setting. With a driveway providing off-road parking and an integral garage, the property combines functionality with comfortable internal space, making it well suited to growing families or those seeking additional storage and parking options.

The entrance leads into a welcoming hallway, with access to the main living accommodation. The sitting room is a particularly generous space, featuring a front-facing window that allows for plenty of natural light. Tastefully finished, the room benefits from a neutral-toned panelled feature wall, reflecting current interior trends, and is laid with carpet, creating a warm and comfortable environment ideal for relaxing or entertaining.

An internal hall connects the sitting room to the kitchen and provides access to a convenient ground floor WC, as well as the staircase rising to the first floor. The kitchen dining room is a good-sized and sociable space, enhanced by stylish herringbone-style flooring that adds character and visual appeal. The kitchen itself is arranged in a practical U-shaped layout, finished in contemporary grey tones with chrome fixtures.



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It offers space for essential appliances and includes a built-in oven and hob with extractor hood above. Adjacent to the kitchen, the dining area provides ample room for a family table and chairs, with patio doors opening directly onto the rear garden, allowing for easy indoor-outdoor living during warmer months.

Upstairs, the first-floor landing leads to three bedrooms. The principal bedroom benefits from its own ensuite shower room, complete with mosaic-style flooring that adds a decorative touch. The main family bathroom also features coordinating mosaic-style flooring, serving the remaining bedrooms and completing the upper floor accommodation.

Externally, the rear garden is a great size and well enclosed, offering a secure and usable outdoor space. It provides plenty of room for children to play and for pets to roam freely, while still offering scope for seating or entertaining areas.

Overall, this is a well-balanced family home, offering spacious accommodation, modern finishes and practical features, all within the sought-after Festival Park development.

Agents Note

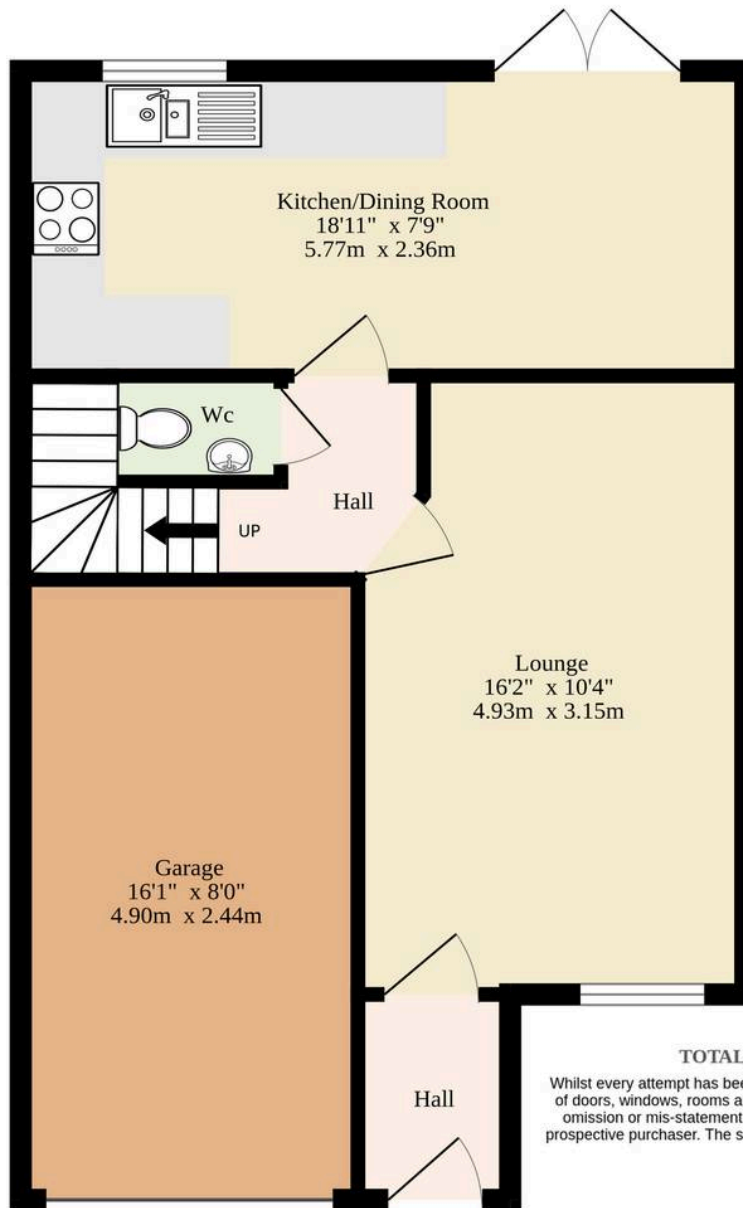
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

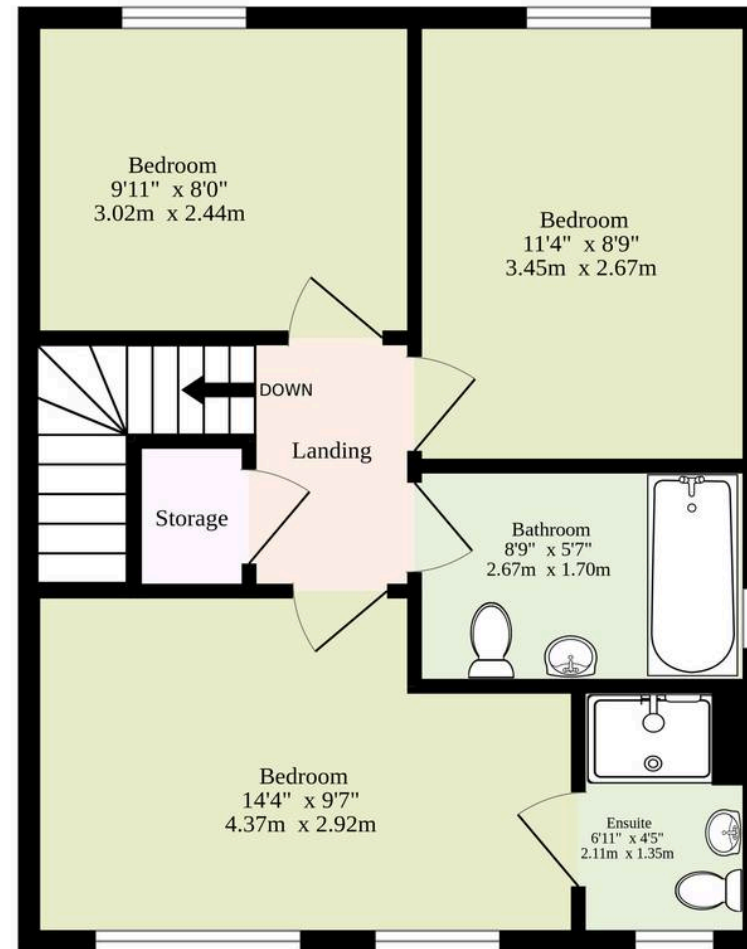
Maintenance: £140 paid annually.



Ground Floor
508 sq.ft. (47.2 sq.m.) approx.



1st Floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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