



44 Rowan Drive, Dereham

Dereham



Minors & Brady

44 Rowan Drive

Rowan Drive offers a well-balanced and welcoming home, perfectly suited to first-time buyers or those seeking a manageable move in a convenient Dereham setting. With tandem driveway parking and gated side access, the property is both practical and easy to live in from the outset. Inside, the stylish sage green panelled entrance hall sets the tone, adding character to what is a bright and neutrally presented interior. The ground floor layout flows comfortably, with a front-facing kitchen and a generous sitting room opening onto the garden. Upstairs provides two well-proportioned bedrooms and a central bathroom, ideal for modern living. The rear garden offers a great-sized plot, mainly laid to lawn, giving space to relax or personalise over time. Positioned in a well-connected area close to town amenities, this home combines comfort, simplicity and convenience in equal measure.

- Two-bedroom home ideal for first-time buyers
- Tandem driveway parking to the side of the property
- Gated access leading directly to the rear garden
- Entrance hall with decorative sage green wall panelling
- Ground floor WC for added convenience
- Front-facing kitchen with neutral white cabinetry and dining space
- Bright and airy sitting room with patio doors to the garden
- Two good-sized bedrooms off a central landing
- Main bathroom serving both bedrooms
- Generous rear garden plot, mainly laid to lawn





M&B

44 Rowan Drive

The Location

Rowan Drive enjoys a prime position in one of Dereham's most accessible and community-focused areas, placing everyday convenience right on the doorstep. Just a short stroll leads to the town centre, where an excellent selection of shops and essential services provides everything needed for day-to-day living. Nearby, you'll find well-regarded schools, open parks ideal for weekend outings, and the ever-popular Dereham Leisure Centre for fitness, swimming and family activities.

The surrounding neighbourhood offers a well-established and welcoming atmosphere, with leafy streets and a sense of space that makes it easy to feel at home. Tesco and M&S Simply Food are both close by, along with a convenient petrol station, making daily errands straightforward and efficient.

Commuters and day-trippers benefit from strong transport connections, including frequent bus services to Norwich and surrounding villages, as well as quick access to the A47. Whether travelling for work or exploring the wider Norfolk countryside, the location supports easy and practical travel.

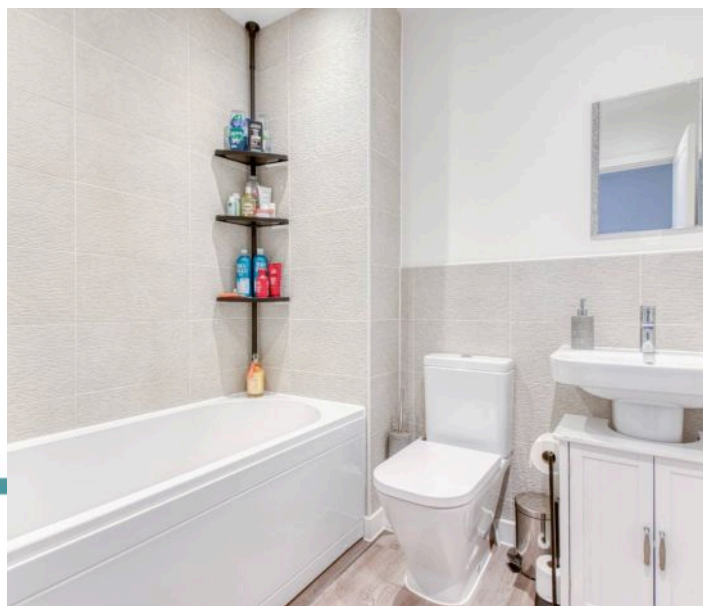
Dereham itself is a lively market town known for its community spirit, good healthcare facilities and a calendar of local events throughout the year. Living on Rowan Drive offers a balanced lifestyle, relaxed and neighbourly, yet with modern amenities and transport links within easy reach.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

M&B



Rowan Drive, Dereham

Rowan Drive presents a well-kept and thoughtfully arranged home, ideal for first-time buyers or those looking for a straightforward move into a convenient Dereham location. The property benefits from tandem driveway parking to the side, along with gated access leading directly into the rear garden, making both parking and outdoor access practical and secure.

Stepping inside, the entrance hall makes an immediate impression with its stylish sage green panelling, adding character and warmth from the outset. A ground floor WC is positioned off the hallway, providing everyday convenience for both residents and guests.

The kitchen sits to the front of the property and is fitted in neutral white cabinetry, creating a bright and timeless feel. A front-facing window allows natural light to fill the space, and there is room for a small dining table, making it a functional area for casual meals and morning coffee.

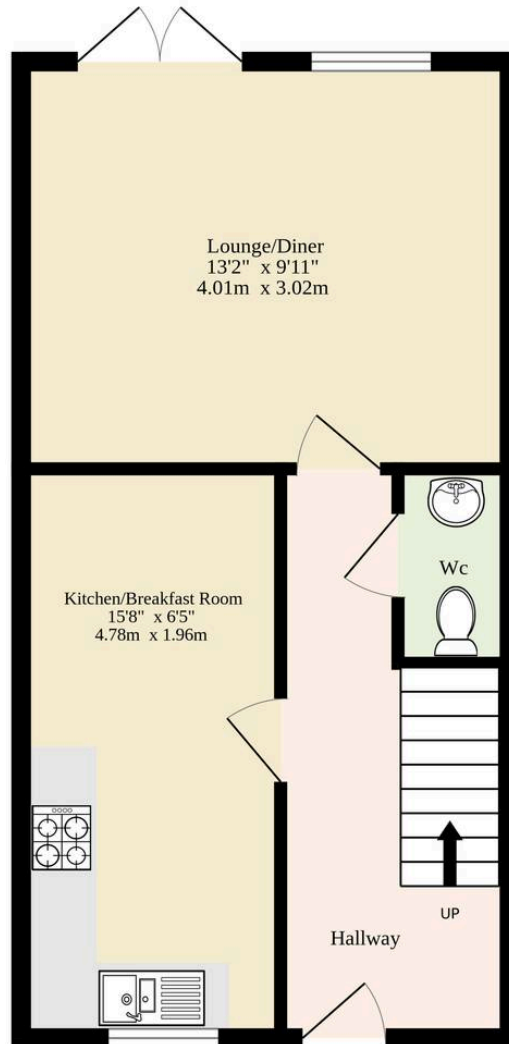
To the rear, the sitting room is a particularly appealing feature of the home. Well-proportioned and filled with natural light, it offers a bright and airy atmosphere with patio doors opening directly onto the garden. This layout creates an easy connection between indoor and outdoor living, especially during the warmer months.

Upstairs, two good-sized bedrooms are arranged off a central landing, offering comfortable accommodation whether used for sleeping space, a home office or guest room. The main bathroom is also accessed from the landing and serves both bedrooms.

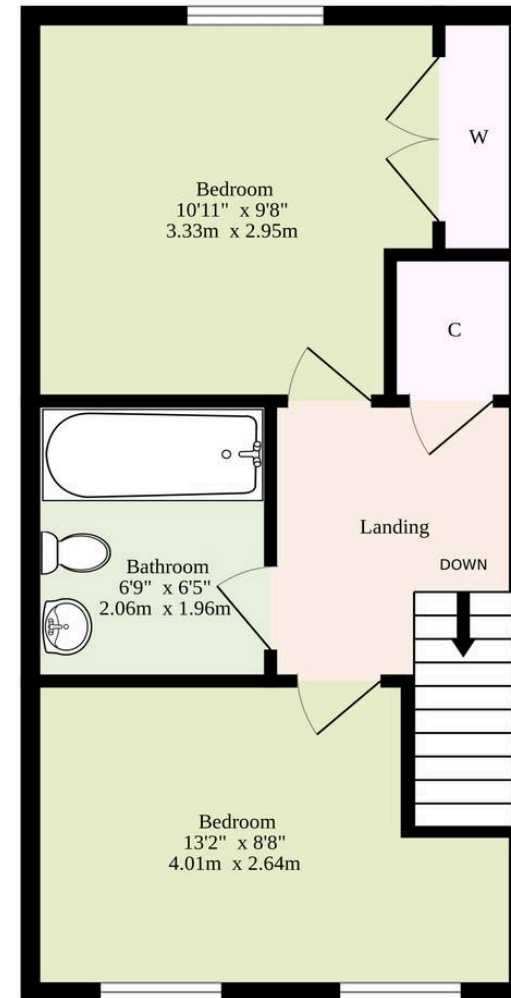
Outside, the property enjoys a great-sized garden plot, predominantly laid to lawn, offering plenty of scope for outdoor seating, planting or simply enjoying the space. Altogether, this is a practical and welcoming home in a good location, an excellent opportunity for a first-time buyer looking to step onto the property ladder.



Ground Floor
342 sq.ft. (31.8 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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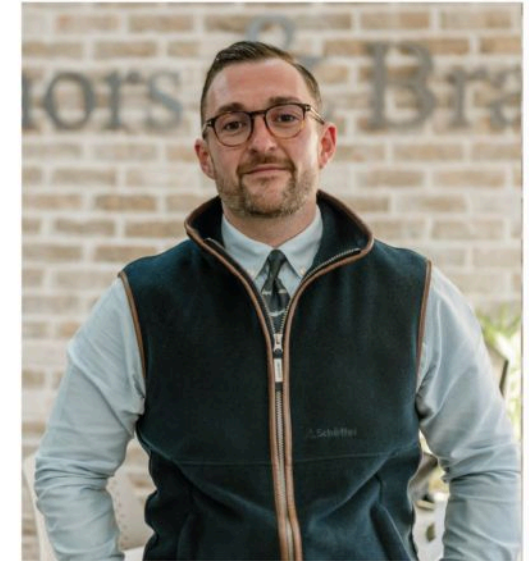
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