



1 Watersfield Way, Dereham

Dereham



Minors & Brady

1 Watersfield Way

Watersfield Way is a charming three-bedroom family home in the popular Toftwood area of Dereham. The property features a welcoming entrance with a hallway and a convenient WC/utility room. The sitting room is spacious and bright, with patio doors to the rear and a front-facing window. The kitchen offers good storage and potential for modernisation, flowing into a light-filled dining room. Upstairs, there are three bedrooms and a contemporary four-piece bathroom suite. Outside, the home includes a driveway, a garage with doors at both ends, and an enclosed garden with a mix of turf and patio. This property is an ideal family home with plenty of potential in a highly sought-after location.

- Three-bedroom family home in the popular Toftwood area of Dereham
- Spacious sitting room with patio doors to the rear garden and front-facing window
- Kitchen with ample storage and potential for modernisation
- Light-filled dining room with large glazed window overlooking the garden
- Contemporary four-piece bathroom suite
- Welcoming entrance hallway with convenient WC/utility room
- Driveway providing off-road parking
- Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

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.





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1 Watersfield Way

The Location

Watersfield Way is situated in the popular Toftwood area of Dereham, offering a strong sense of community and easy access to a wide range of local amenities. Dereham town centre is just a short distance away, where residents can enjoy independent shops, national retailers, cafés, and restaurants.

For everyday essentials, supermarkets including Tesco, Morrisons, and Lidl are all conveniently nearby. Families will benefit from proximity to well-regarded schools such as Grove House Infant and Nursery School, Toftwood Junior School, and Northgate High School. Healthcare needs are well served by local GP practices including Dereham Surgery and Theatre Street Medical Centre, as well as Dereham Hospital for community health services.

Transport links are excellent, with regular bus services connecting Toftwood and Dereham to Norwich, Swaffham, and surrounding towns, while the A47 provides direct road access to Norwich (around 30 minutes by car) and King's Lynn. For national rail travel, stations at Wymondham and Norwich are within easy reach.

Watersfield Way is a delightful three-bedroom family home, perfectly combining generous living space, natural light, and excellent potential for modernisation. Upon entering, you are greeted by a welcoming hallway that provides a bright first impression and leads to a convenient WC/utility room, ideal for everyday family life. The sitting room is a standout feature of the property, offering a generous layout with patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living. A front-facing window allows additional natural light to flood the room, creating a warm and sociable space for relaxing or entertaining.



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The kitchen is thoughtfully designed with ample storage and workspace, offering a fantastic opportunity for modernisation to suit contemporary family living. It flows naturally into the adjoining dining room, which is enhanced by a large glazed window overlooking the garden, filling the space with an abundance of light and providing a pleasant backdrop for family meals or gatherings. Upstairs, the property offers three comfortable bedrooms, all well-proportioned and versatile, along with a contemporary four-piece bathroom suite featuring modern fittings and a clean, stylish design. Externally, the home offers practical and appealing features including a driveway providing off-road parking and a garage with up-and-over doors at both ends, ideal for additional storage or workshop space. The rear garden is well-maintained and generous in size, combining areas of real and artificial turf with a patio area, creating a low-maintenance yet versatile outdoor space perfect for children, pets, or entertaining guests. The garden is fully enclosed with fencing on either side and hedging to the rear, offering both privacy and security.

Overall, this well-cared-for property represents a rare opportunity for families seeking a home that combines charm, practicality, and potential. With its bright and spacious living areas, versatile bedrooms, and a secure, attractive garden, Watersfield Way is perfectly suited to those looking for a long-term family home in a highly sought-after area of Dereham.



Ground Floor
692 sq.ft. (64.3 sq.m.) approx.

1st Floor
498 sq.ft. (46.3 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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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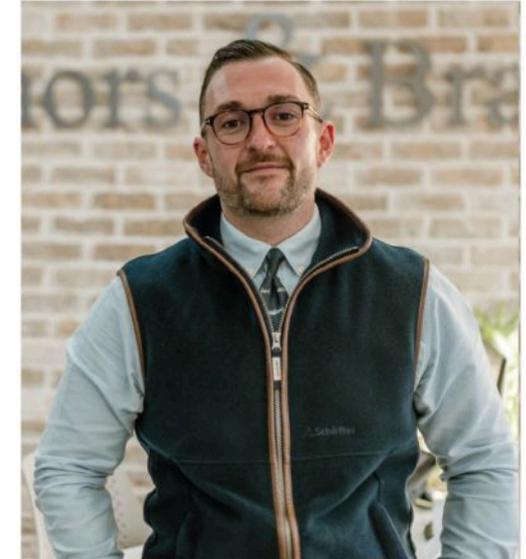
Dreaming of this home? Let's make it a *reality*



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Senior Property Consultant



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

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