



15 Dunlop Road, Dereham
Dereham



Minors & Brady

Situated on Dunlop Road in the popular market town of Dereham, this beautifully presented four-bedroom home offers spacious and versatile accommodation ideal for modern family living. The property combines contemporary finishes with thoughtful design, creating a welcoming and stylish environment throughout. Key features include off-road driveway parking with a garage and EV charging point, along with generous internal living spaces perfect for everyday life and entertaining. The ground floor flows effortlessly, with a striking sitting room opening into a bright dining area and a modern, well-appointed kitchen. Upstairs, four well-proportioned bedrooms are complemented by a master en-suite and a modern family bathroom. Outside, the property enjoys a large, private rear garden with patio and lawn areas, ideal for relaxing or hosting guests. Set within a thriving community with excellent amenities, schools, and transport links nearby, this home offers a superb balance of comfort, convenience, and location.

- A spacious and thoughtfully laid-out home offering four generous bedrooms, providing excellent flexibility for growing families, guests, or those needing dedicated home office space
- The property benefits from off-road driveway parking alongside a garage with internal access, plus the added advantage of an EV charging point
- A welcoming living space featuring a bespoke-style media wall, imitation fireplace, and alcoves with spotlighting
- The sitting room opens seamlessly into the dining area, creating a sociable and practical layout ideal for everyday family life
- The kitchen leads to a practical side utility area offering additional storage and appliance space, with convenient internal access to the garage
- A sleek and classy kitchen finished in deep navy blue, complemented by warm wooden worktops and enhanced by subtle plinth spotlighting for added atmosphere





M&B

15 Dunlop Road

The Location

Dereham is a thriving and popular market town in the heart of Norfolk, well known for its strong sense of community and excellent day-to-day amenities. The town is particularly well suited to families and professionals, offering a balanced lifestyle with both convenience and charm. Dereham benefits from a lively town centre featuring a mix of independent shops, national retailers, cafés, restaurants, and essential services, alongside regular markets that reflect its traditional character.

Educational provision in Dereham is a key draw, with a range of well-regarded primary and secondary schools, including Dereham Neatherd High School. Healthcare facilities are easily accessible, with several GP surgeries, dental practices, and Dereham Community Hospital serving the town and surrounding areas. For leisure, residents can enjoy local parks, sports facilities, walking routes, and nearby countryside, providing plenty of opportunities for outdoor recreation.

Transport connections are excellent, with the A47 offering direct road links to Norwich, King's Lynn, and beyond, while regular bus services provide reliable public transport within the town and to neighbouring villages. Overall, Dereham combines the convenience of modern amenities with the warmth of a traditional market town, making it a highly desirable place to live.



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Dunlop Road, Dereham

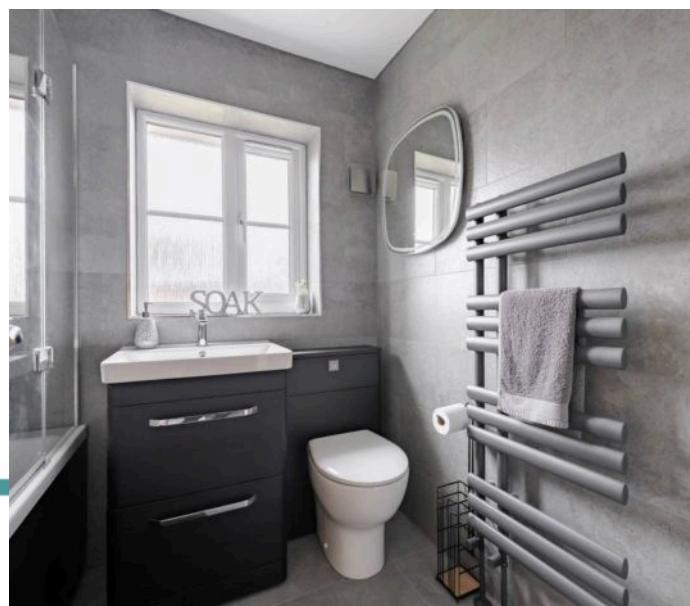
Located on Dunlop Road in the popular market town of Dereham, this well-presented four-bedroom home offers generous living space, modern finishes, and excellent outdoor accommodation, making it ideal for families or those needing flexible room to grow.

To the front of the property there is off-road driveway parking alongside a garage and EV charging point, providing both convenience and secure storage. The garage benefits from internal access, adding practicality for everyday living, particularly in poor weather or for use as additional storage or a workshop space.

The entrance hall creates a welcoming first impression and leads through to the main living areas. The sitting room is a standout feature, designed with a stylish media wall, imitation fireplace, and built-in alcoves complete with spotlighting, offering the perfect space to display décor while creating a warm and inviting atmosphere.

This room flows seamlessly into the dining room, giving the ground floor an open and connected feel.

The dining room enjoys French doors opening directly onto the rear garden, allowing plenty of natural light and making it ideal for both everyday meals and entertaining. The kitchen is finished in a modern, classy deep navy blue, paired with warm wooden worktops for a timeless yet contemporary look.



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Subtle plinth spotlighting adds ambiance and enhances the overall finish. A useful side utility area sits adjacent to the kitchen, providing additional space for appliances and household tasks.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, finished to a clean and contemporary standard.

Externally, the home boasts a great-sized, private rear garden. The space includes both patio and lawn areas, making it suitable for relaxing, entertaining, or family use. The garden is enclosed with a combination of fencing and walling, offering a good balance of privacy and character.

Overall, this is a spacious and well-thought-out home in a desirable Dereham location, offering modern living areas, excellent outdoor space, and practical features throughout.

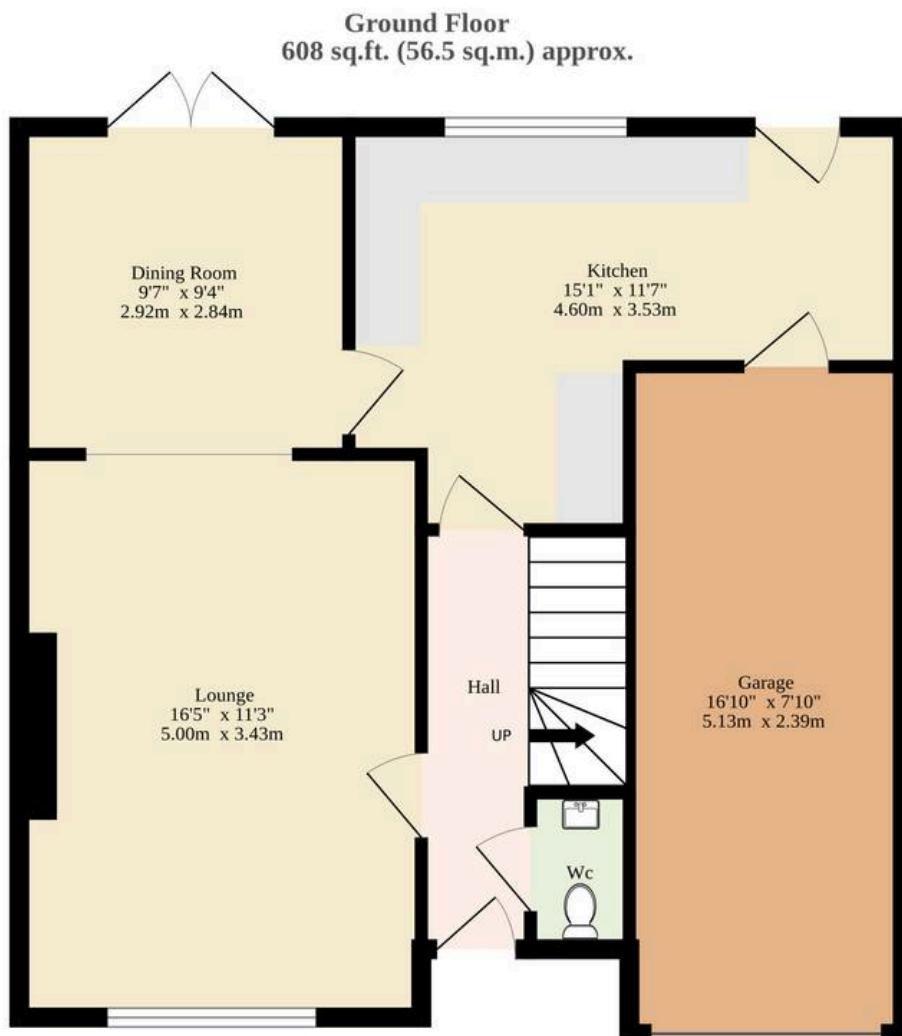
Agents Note

The property has an EV charger.

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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