



51 Middlemarch Road, Dereham

Dereham



Minors & Brady

# 51 Middlemarch Road

Dereham

Set on a quiet residential road in the heart of Dereham, this chain-free detached home offers space, character, and potential. It features three double bedrooms, a generous living and dining area with a traditional fireplace, and a conservatory overlooking a private garden, perfect for family life or entertaining. The kitchen provides ample space for appliances, while a wet room and convenient WC add practicality. Outside, the garden includes lawn, patio areas, a pergola, and a timber shed, with a shingle driveway and garage for additional storage. Ideal for those looking to personalise a home or take on a renovation project.

## Agents Notes

Freehold

Connected to all mains services.





M&B

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Dereham

- Chain free
- Detached residence located down a quiet residential road in the market town of Dereham
- Requires modernisation, suitable for those looking for a renovation project, families looking for a home to make their own or an investment purchase
- Spacious living room accentuated by a traditional feature fireplace and a large front-facing window, opening into the dining room that has sliding doors to the garden
- Generous-size kitchen fitted with a range of units and areas for your appliances
- Conservatory that extends the reception space, offering views of the garden
- Three double bedrooms and an easily accessible wet room
- A private, maintained garden featuring lawned and patio areas, complemented by established shrubbery, a pergola and a timber storage shed
- A front garden, a shingle driveway providing off-road parking and a garage for storage use
- A short distance from the town centre, offering a wide range of essential amenities



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## Location

Middlemarch Road is a residential street located in the Toftwood area of Dereham, a historic market town in central Norfolk. Its location provides convenient access to the town centre, roughly a 10–15 minute walk away, where residents can find a range of local shops, cafés, and essential services, including supermarkets, bakeries, and pharmacies, giving a good balance of daily convenience and small-town charm.

For families, Middlemarch Road is close to several schools. Nearby primary options include Toftwood Infant School and Grove House Junior School, while secondary education can be accessed at Dereham Neatherd High School and Northgate High School, all within a few minutes' drive or a short walk for older children.

Transport links are practical for both local and regional travel. Regular bus services connect Dereham with Norwich, Swaffham, and surrounding villages, and the A47 is easily reachable by car, providing access east toward Norwich or west toward King's Lynn. Although Dereham does not have a mainline railway station, nearby Wymondham or Norwich stations offer national rail connections.



# 51 Middlemarch Road

## Dereham

Situated down a quiet residential road in the heart of the market town of Dereham, this detached home offers an excellent opportunity for those seeking a renovation project, a family home to personalise, or an investment purchase.

The property is approached via a porch entrance, bright and airy, perfect for outdoor wear, leading into a welcoming entrance hall with a convenient WC. The spacious living room, featuring a traditional fireplace and a large front-facing window, flows seamlessly into the dining room, which benefits from sliding doors opening directly onto the garden, creating a natural connection between indoor and outdoor living.

The generous kitchen offers a range of fitted units with space for appliances, while the adjoining conservatory extends the reception space, framing garden views and providing a flexible area for relaxation or entertaining.

Upstairs, there are three well-proportioned double bedrooms, complemented by a conveniently accessible wet room.

Outside, the private, maintained garden features a combination of lawn and patio areas, mature shrubbery, a charming pergola, and a timber storage shed.

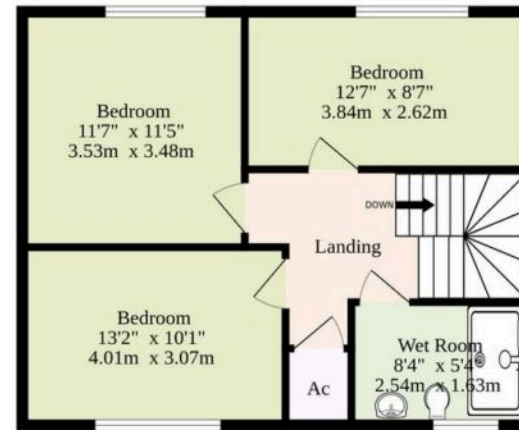
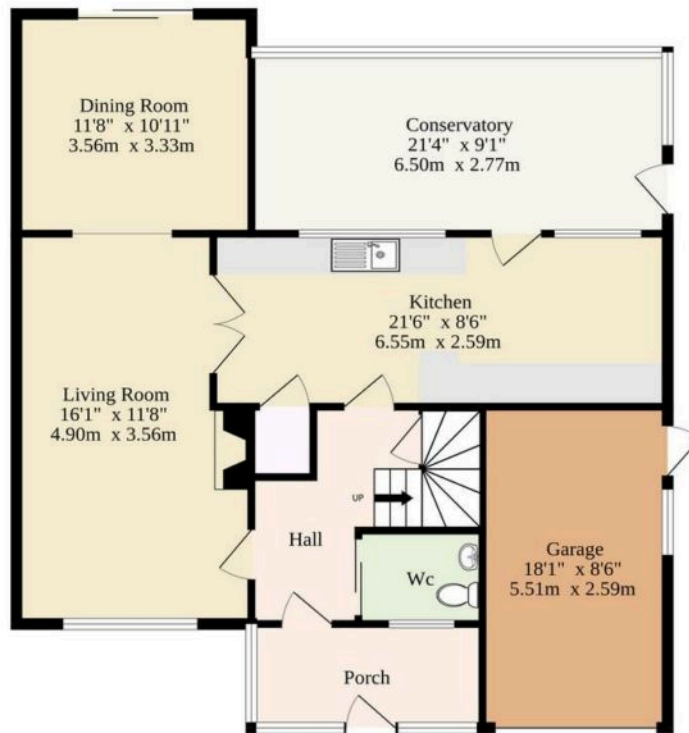
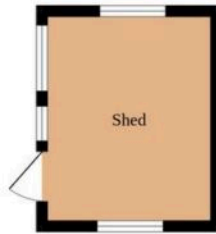
To the front, a shingle driveway provides off-road parking, accompanied by a garage for additional storage.

This home presents a rare opportunity to create a property tailored to your tastes, in a sought-after location, ready to be enjoyed for years to come.



**Ground Floor**  
1093 sq.ft. (101.5 sq.m.) approx.

**1st Floor**  
476 sq.ft. (44.2 sq.m.) approx.



Sqft Includes The Garage And Shed.

**TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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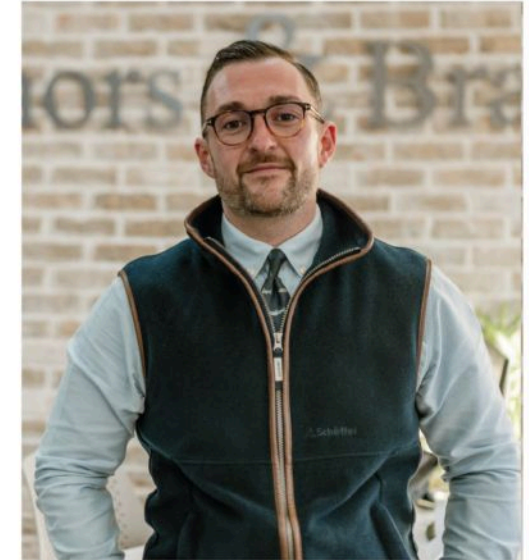
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## Minors & Brady

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