



13 Stigands Gate, Dereham  
Dereham



Minors & Brady

# 13 Stigands Gate

This semi-detached house is situated in a popular and convenient location, offering a practical home with potential. Inside, there is a living room with a dining area, along with a fitted kitchen that could benefit from updating. At the rear, a sunroom provides a bright space overlooking the garden.

Upstairs, the property features three bedrooms, including two doubles and a smaller room suitable as a single bedroom or office. The bathroom is functional and serves the needs of the household. Outside, there is an enclosed rear garden, a single garage, and off-road parking for multiple vehicles. While the home is in need of some updating, it presents a great opportunity to create a comfortable living space in a sought-after area.

- This semi-detached house is situated in a popular and well-regarded location, with easy access to local amenities and transport links
- The living room flows into a dining area, creating a versatile space for both relaxing and family meals
- The fitted kitchen is functional and offers scope to modernise according to personal taste
- At the rear, a sunroom provides a bright, airy space overlooking the garden
- Upstairs, there are three bedrooms, including two generous doubles and a smaller third room that could be used as a single bedroom or home office
- The bathroom is practical and serves the needs of the household, with potential for updating if desired
- The property benefits from a fully enclosed rear garden, offering privacy and outdoor space
- A single garage is included, along with off-road parking that can accommodate multiple vehicles
- Gas central heating is installed throughout



M&B



# 13 Stigands Gate

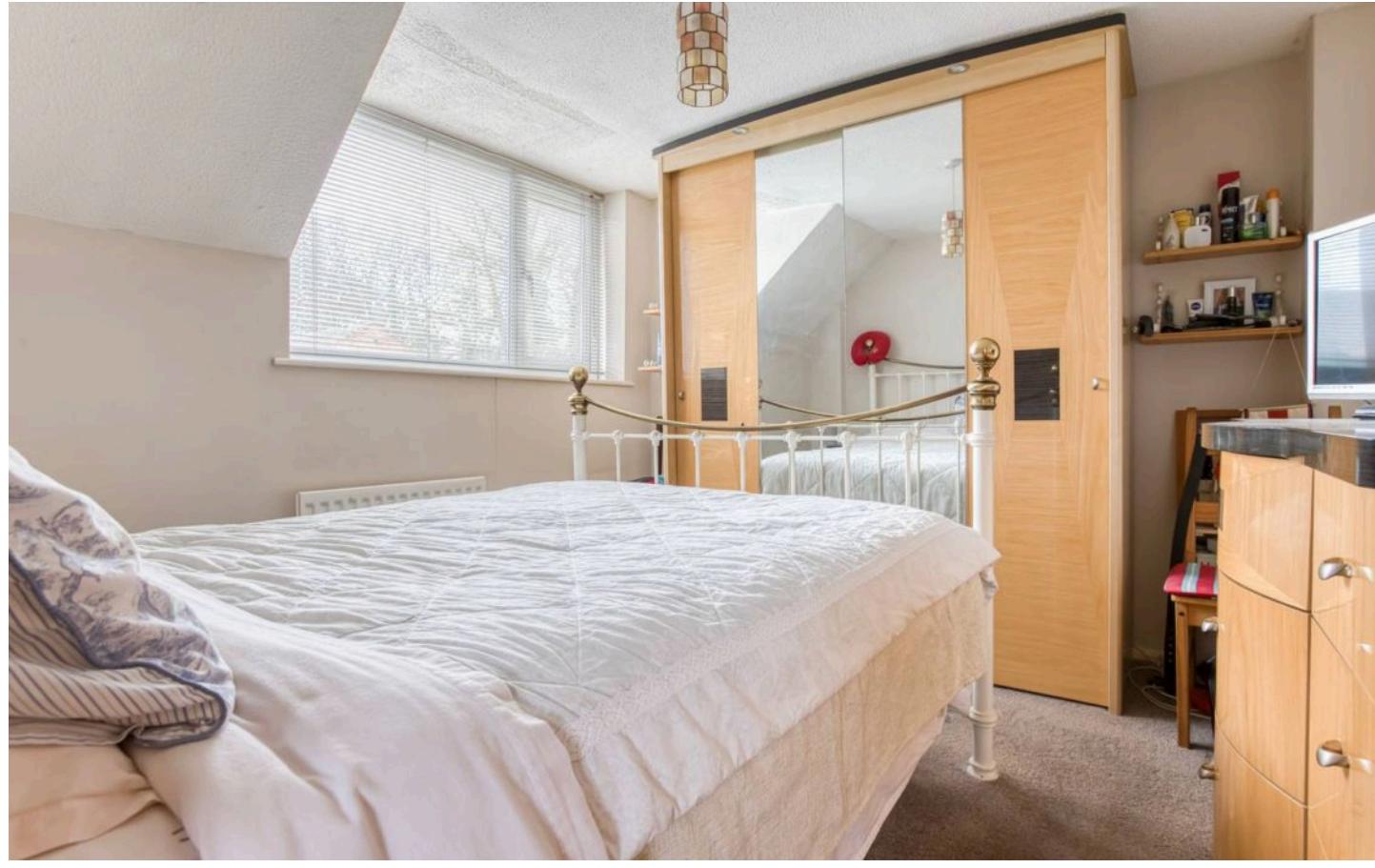
## The Location

Stigands Gate is a well-situated residential street in Dereham, a thriving market town located in the heart of Norfolk. This sought-after location offers a strong sense of community and convenient access to a wide range of local amenities. Just a short distance away lies Dereham town centre, where residents can enjoy a variety of independent shops, national retailers, cafés, and restaurants.

For day-to-day essentials, there are several nearby supermarkets including Tesco, Morrisons, and Lidl.

Families will appreciate the proximity to well-regarded educational facilities, including local nurseries, Dereham Infant School, Dereham Junior School, and Northgate High School, all within easy reach. Healthcare needs are well-served with local GP practices such as Dereham Surgery and Theatre Street Medical Centre, as well as the nearby Dereham Hospital offering community health services.

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



# 13 Stigands Gate

## Stigands Gate, Dereham

This semi-detached house offers a practical layout in a sought-after area, ideal for first-time buyers, families, or those looking for a property with potential to improve.

Inside, there is a living room with an adjoining dining area, providing a flexible space for everyday living. The kitchen is fitted but would benefit from updating to suit modern tastes. At the rear, a sunroom leads out to the garden, offering a bright space to relax or enjoy the outdoors.

Upstairs, the property has three bedrooms. Two are doubles, while the third is a smaller room suitable as a single bedroom, home office, or hobby space. The bathroom is functional and serves the needs of the household.

Externally, there is an enclosed rear garden, a single garage, and off-road parking for several vehicles. The property has gas central heating and is connected to mains water, electricity, and drainage.

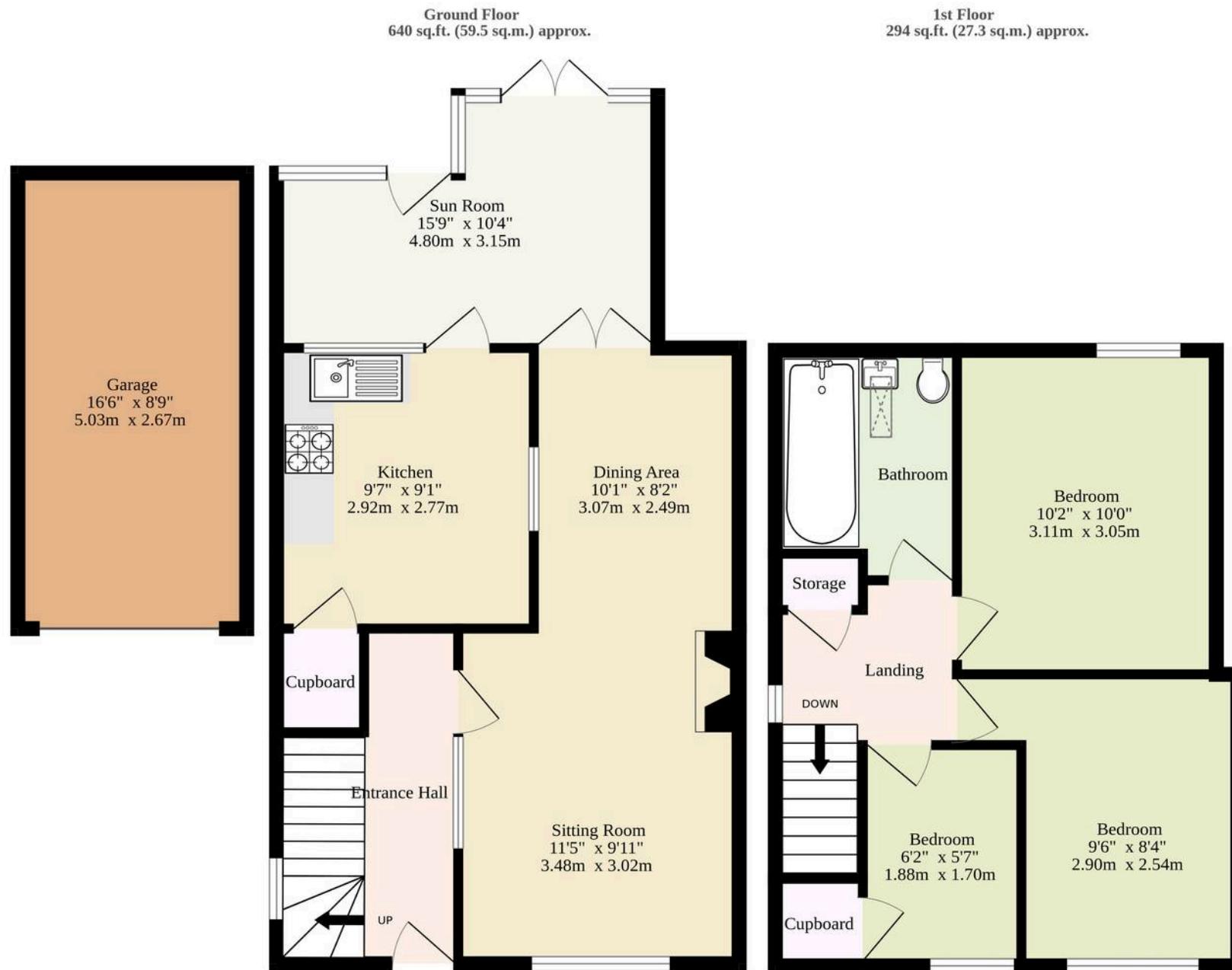
While the home requires some updating, it presents a great opportunity for buyers to create a comfortable home in a convenient and popular location.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





**TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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