



37a Theatre Street, Dereham

Dereham



Minors & Brady

37a Theatre Street

This stunning family home instantly feels welcoming, full of light, warmth, and character at every turn. From the moment you step inside, you can imagine relaxing in the spacious lounge, cosy by the fireplace or opening the doors to let the garden in. The kitchen and dining areas are filled with natural light, creating the perfect spot for laughter, meals, and family memories. Upstairs, each bedroom offers a peaceful setting, with the master bedroom overlooking the beautiful, private garden. The conservatory is a real haven, perfect for enjoying watching the seasons change. Outside, the landscaped garden, patio, and decking make it effortless to entertain or simply unwind in your own private space. This home isn't just a house, it's a place where everyday life feels special, comfortable, and effortlessly inviting.

- Beautifully presented three-bedroom family home in the heart of Dereham
- Just a five-minute walk to Dereham town centre, shops, cafés and amenities
- Spacious and versatile lounge with striking fireplace and bi-fold doors to the garden
- Additional reception room offering flexible living or formal dining space
- Bright and airy conservatory overlooking the landscaped, private rear garden
- Stylish, well-equipped kitchen with separate utility area
- Contemporary family shower room and well-proportioned bedrooms throughout
- Generous master bedroom with peaceful garden views
- Large driveway with ample parking and double garage
- Fully enclosed, low-maintenance garden with patio and decking – perfect for entertaining and relaxing

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37a Theatre Street

The Location

Theatre Street places you in a lively part of Dereham with immediate access to everyday essentials and local services. Shops, cafés, supermarkets and independent businesses sit within comfortable reach, giving you a setting that supports both convenience and community living.

The town's leisure centre, parks, and green spaces are also close by, offering easy ways to unwind. Regular bus routes run through the area, and the A47 is only a short drive away, which allows smooth travel toward Norwich, Swaffham, and wider Norfolk.

Families benefit from nearby schools and community facilities, and the wider town centre provides plenty of places to enjoy a relaxed meal or meet with friends. You can also reach medical services and everyday care facilities without needing to travel far, and the surrounding streets create a friendly atmosphere that suits a range of lifestyles.



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Theatre Street, Dereham

Set just a short, five-minute stroll from Dereham's bustling town centre, this beautifully presented family home combines modern comfort with charming character. Despite its central location, the property enjoys a peaceful setting, with quiet streets, nearby local amenities, and convenient access to schools, leisure facilities, and healthcare, offering the perfect balance of town living and tranquility.

Step inside to a welcoming and light-filled entrance, leading through to a warm and inviting hallway that sets the tone for the rest of the home. The heart of the property is its spacious lounge, currently used as a bedroom space, offering excellent versatility to suit a range of needs. Designed for both relaxation and entertaining, the room features a striking fireplace and large bi-fold doors that seamlessly connect the indoor space with the garden beyond, creating a natural flow for gatherings or quiet evenings alike.

Adjacent to the lounge, a further reception room, currently not used as a dining room offers excellent versatility and could easily be reinstated as a formal dining space if desired. This adaptable room flows through to the adjoining conservatory, providing the perfect setting for family meals, a second sitting area, or a home office.

The conservatory is filled with natural light and offers a peaceful spot to unwind, overlooking a beautifully landscaped and fully enclosed rear garden, allowing you to enjoy the garden views in any season.



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The kitchen is both stylish and practical, with a modern yet characterful feel, providing ample space for cooking and storage while maintaining a warm, homely atmosphere. A convenient utility area completes the ground floor, adding functional space for everyday living.

Upstairs, the property continues to impress with three generous bedrooms, each bright, airy, and thoughtfully designed for comfort. The master suite enjoys built-in wardrobes and peaceful garden views, while the additional bedrooms offer flexibility for family, guests, or home office space.

A contemporary family shower room complements the bedrooms, offering a modern and relaxing retreat.

Outside, the property truly shines. A large driveway leads to a double garage, while the rear garden is a low-maintenance haven, beautifully landscaped with a combination of patio, decking, and flower bed areas, all enclosed for privacy. It's the perfect outdoor space for entertaining, gardening, or simply relaxing in a serene setting.

This property strikes the ideal balance of space, style, and location, combining modern conveniences with timeless character. With its immaculate presentation, light-filled interiors, and highly desirable Dereham location, it presents a rare opportunity to acquire a home ready for immediate enjoyment.

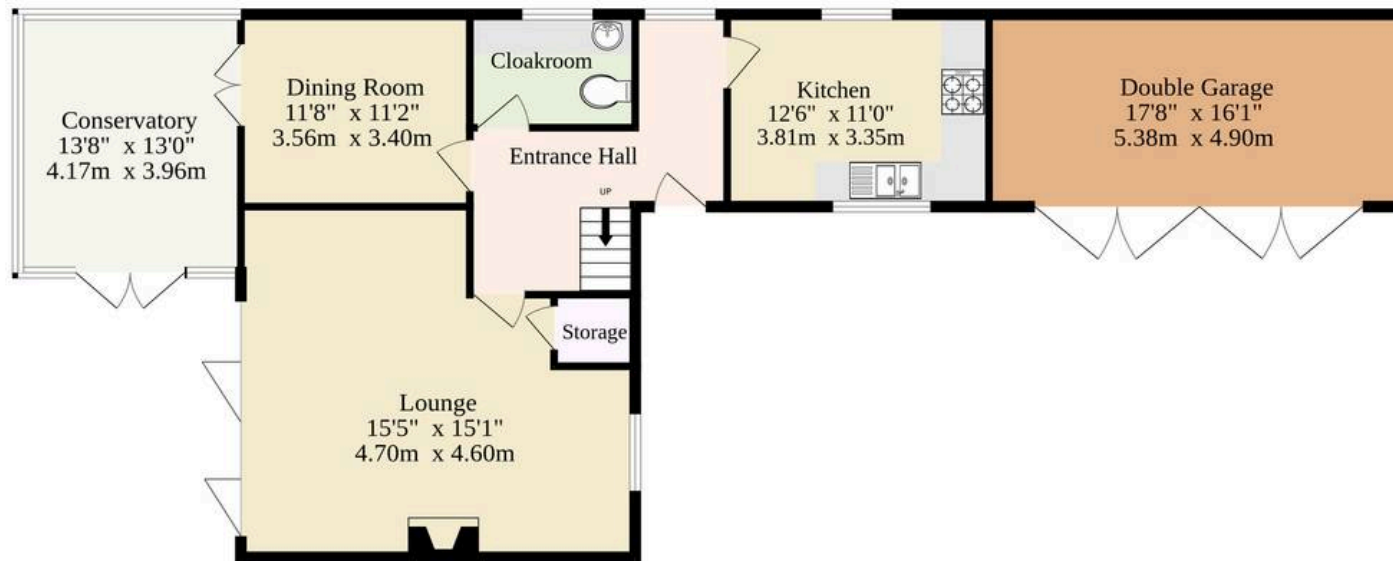
Agents Note

This property will be sold freehold.

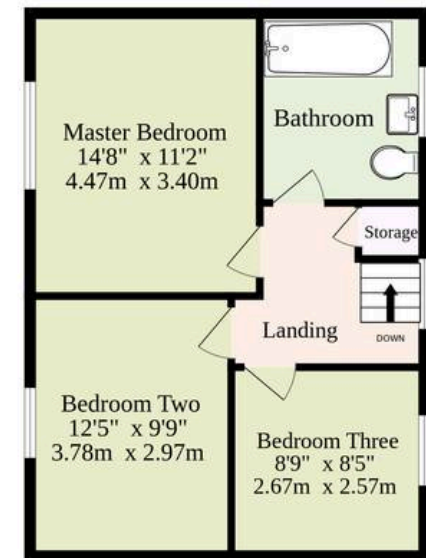
Connected to air source heat pump, mains water, electricity and drainage.



Ground Floor
976 sq.ft. (90.7 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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