



48 Russet Way, Dereham

Dereham

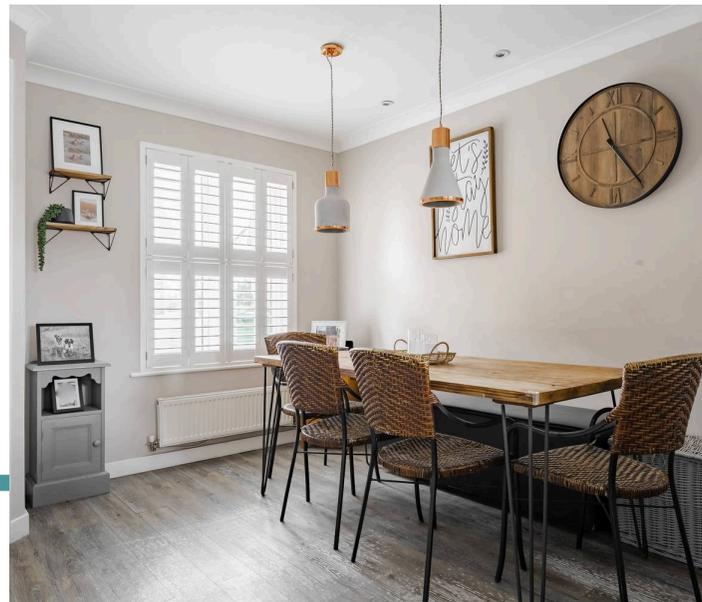


Minors & Brady

48 Russet Way

This beautifully extended three-bedroom semi-detached home is situated in the historic market town of Dereham, within easy walking distance of local amenities, parks, and the rugby club. The property combines modern living with traditional charm, offering a welcoming and versatile layout. The ground floor features an open-plan kitchen and dining area with a striking island, alongside a bright sitting room with bifold doors that connect seamlessly to the garden. A separate utility room and WC add practical convenience to the home. Upstairs, the principal bedroom benefits from a private en-suite, while two further double bedrooms share a well-appointed family bathroom. Outside, the low-maintenance garden includes decking, shingle, a brick-paved entertaining area, and a versatile garden room ideal for working from home or extra accommodation. With a carport providing parking for two vehicles, this home perfectly blends comfort, style, and a central town location.

- Three spacious double bedrooms, including a principal suite with en-suite bathroom
- Extended semi-detached family home with modern open-plan living
- Stylish kitchen and dining area with a central island, perfect for family gatherings
- Bright sitting room with large bifold doors opening onto the garden
- Separate utility room and convenient ground-floor WC
- Well-maintained, low-maintenance garden with decking, shingle, and brick-paved entertaining area
- Versatile garden room ideal for a home office or extra accommodation
- Carport providing parking for two vehicles
- Located in the heart of Dereham, close to shops, parks, and the local rugby club
- Perfect blend of modern comfort and traditional charm in a central town location





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48 Russet Way

The Location

Situated on Russet Way in Dereham, this property offers a great opportunity for buyers looking for a home in an established community. Dereham is a market town in mid-Norfolk, located between Norwich and King's Lynn, with easy access to major roads such as the A47.

Residents have access to a range of amenities, including supermarkets, independent shops, coffee shops, the town centre, schools for all ages, healthcare services, and the local leisure centre. The town also has green spaces such as Neatherd Moor, suitable for walking, running, and family outings, as well as attractions like the Mid-Norfolk Railway.

The property is in a quiet residential area, suitable for families, professionals, or anyone seeking a balanced lifestyle while remaining connected to larger Norfolk centres. The home is close to schools, shops, coffee shops, the leisure centre, and transport links, offering both comfort and convenience. Its location on Russet Way provides a sense of community while maintaining privacy.



48 Russet Way

Russet Way, Dereham

Set in the heart of the historic market town of Dereham, this beautifully extended three-bedroom semi-detached family home offers a perfect blend of modern living and traditional charm. Conveniently located within walking distance of Moorgate Play Park, the local rugby club, and a wealth of town amenities, it provides both practicality and lifestyle appeal.

Step inside to a welcoming hallway that sets the tone for the home, leading to a thoughtfully designed open-plan ground floor. At the front, the kitchen and dining area feature a striking island that naturally becomes the hub of family life, while the rear sitting room is flooded with natural light through expansive bifold doors, seamlessly connecting the indoor and outdoor spaces.

A separate utility room and WC complete the ground floor, offering both functionality and style.

Upstairs, three generously proportioned double bedrooms await, with the principal suite benefiting from a private en-suite. The remaining bedrooms share a well-appointed family bathroom, making the layout ideal for family living.



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Outside, the property boasts a low-maintenance garden featuring a mix of shingle, decking, and a brick-paved entertaining area—perfect for summer gatherings. A versatile garden room provides extra accommodation or a dedicated work-from-home space, while a carport at the front offers parking for two vehicles.

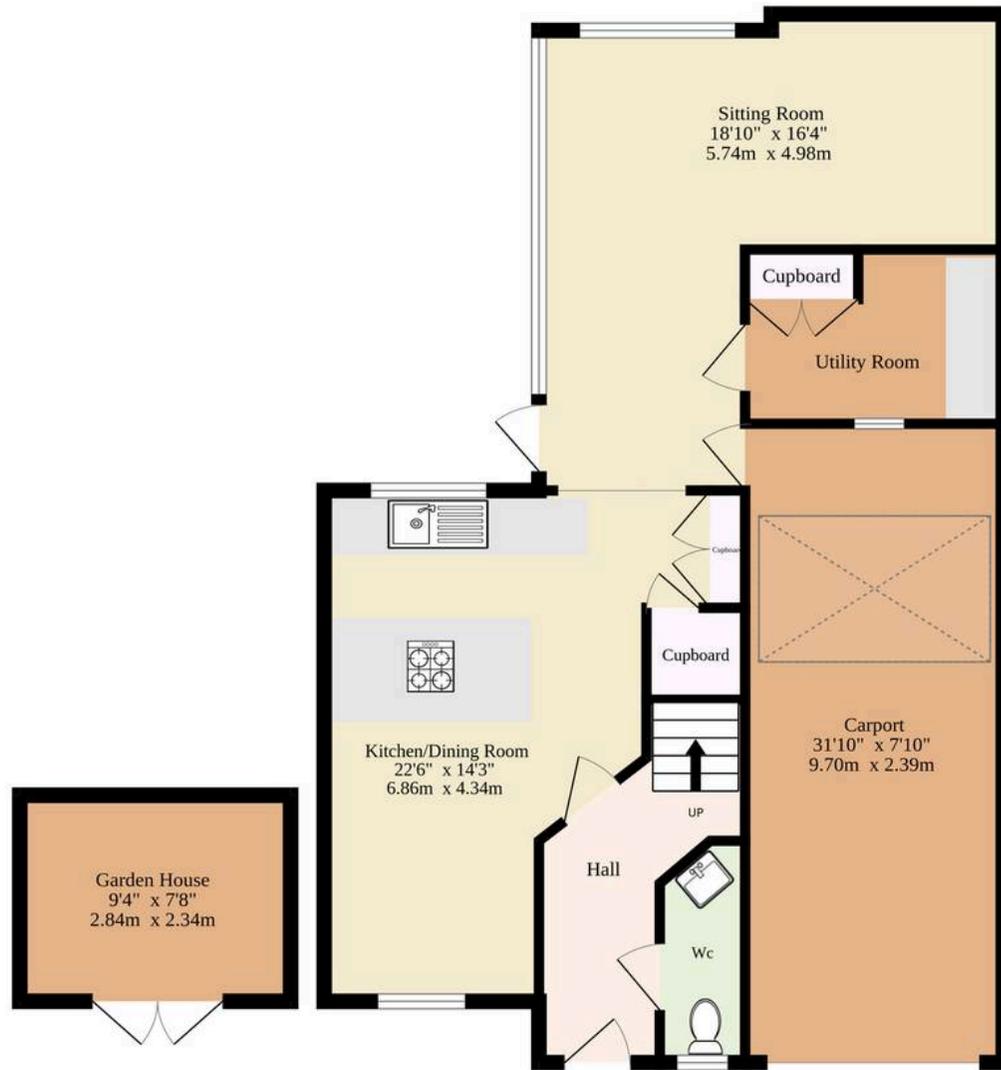
This home combines a contemporary lifestyle with a central location, making it a wonderful opportunity for families seeking space, comfort, and convenience in Dereham.

Agents Note

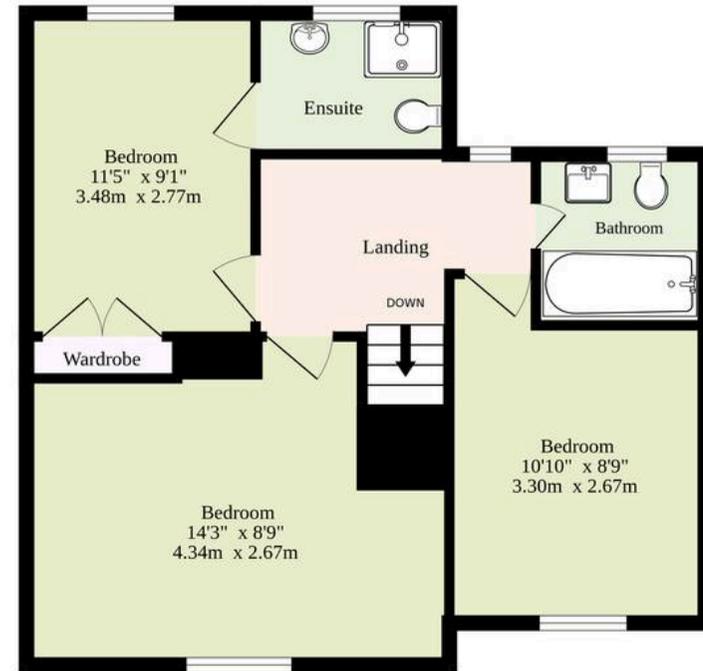
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
798 sq.ft. (74.1 sq.m.) approx.



1st Floor
415 sq.ft. (38.6 sq.m.) approx.



Including Garden House

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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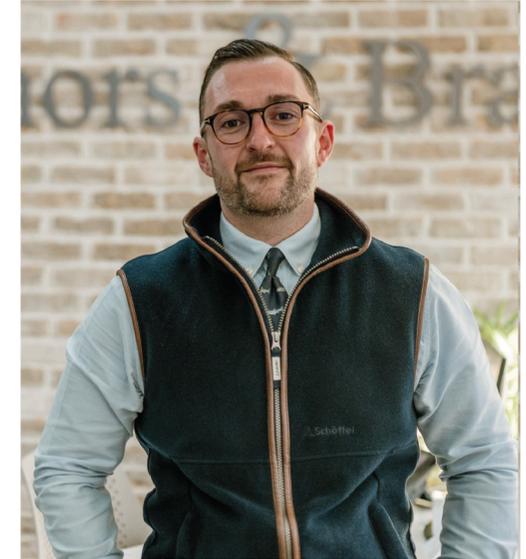
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