



1 Epsom Gardens, Dereham

Dereham



Minors & Brady

1 Epsom Gardens

This attractive detached home is perfectly positioned within walking distance of the town centre and local amenities. It offers a bright and welcoming living space, seamlessly connecting the living and dining areas for effortless entertaining. The sun room at the rear bathes the home in natural light and overlooks a private, enclosed garden. A well-designed kitchen provides ample storage and direct garden access, complemented by a convenient downstairs cloakroom. Upstairs, three spacious bedrooms are served by a modern family shower suite. Outside, the property features off-road parking, a single garage with lean-to, and a secure garden ideal for family life. Combining style, practicality, and location, this home is a superb opportunity for families seeking comfort and convenience.

- Attractive detached family home in a well-established area
- Walking distance to the town centre and local amenities
- Bright living room flowing seamlessly into the dining area
- Sun room overlooking a private, enclosed rear garden
- Well-equipped kitchen with direct garden access
- Convenient downstairs cloakroom for added practicality
- Three generously sized bedrooms upstairs
- Modern family shower suite with contemporary fittings
- Off-road parking, single garage, and adjoining lean-to
- Secure rear garden ideal for children or entertaining





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1 Epsom Gardens

The Location

Epsom Gardens is a pleasant and well-established residential area located just south of the centre of Dereham, a historic market town in the heart of Norfolk. It enjoys a convenient position within walking distance of the town's amenities, including a variety of independent shops, supermarkets, and a traditional market held twice weekly.

The nearby town centre offers essential services such as banks, cafés, pharmacies, and a small shopping precinct with national retailers. Epsom Gardens is particularly well-suited for families, with several good local schools nearby, including infant, junior, and secondary options all within easy reach. Healthcare facilities are accessible, with GP surgeries, dental practices, and Dereham Community Hospital located within a short drive.

Transport links are strong, with regular bus services connecting Dereham to Norwich and King's Lynn, and the A47 bypass offering swift road access to the wider region. Although there is no mainline train station in Dereham, nearby towns such as Wymondham and Norwich provide rail connections for commuters.



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This attractive detached home is ideally situated within walking distance of the town centre and local amenities, offering the perfect balance of comfort, convenience, and contemporary living. Set in a well-established residential area, the property benefits from excellent transport links while providing a peaceful and private setting for family life.

Upon entering, you are greeted by a welcoming hallway that leads into a bright and generously proportioned living room. The living area flows seamlessly into the dining room, creating a natural space for entertaining friends and family. Beyond this, the sun room to the rear of the house captures plenty of natural light, offering a serene spot to relax while enjoying views over the enclosed rear garden.

The kitchen is thoughtfully designed with ample storage and work surface space, making it both practical and inviting. A door provides direct access to the garden, ideal for outdoor dining or family gatherings. Completing the ground floor is a convenient cloakroom, adding to the functionality of the home.

Upstairs, the property features three well-sized bedrooms, each offering plenty of space for rest and relaxation. The modern family shower suite is stylish and practical, catering perfectly to the needs of a busy household.



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Externally, the home offers a secure and private rear garden, perfect for children to play safely or for hosting summer barbecues. To the front, there is off-road parking and side access to the garden. Additionally, the property includes a single garage with an adjoining lean-to, providing versatile storage or workshop space.

This home presents an excellent opportunity for families seeking a spacious, well-located property in a friendly and convenient area, combining modern living with practical amenities.

Agents Note

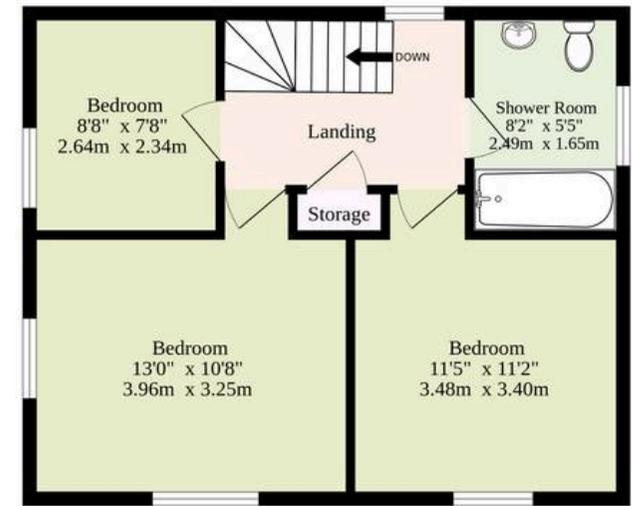
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
774 sq.ft. (71.9 sq.m.) approx.



1st Floor
452 sq.ft. (42.0 sq.m.) approx.



Sqft Includes Garage And Lean-To

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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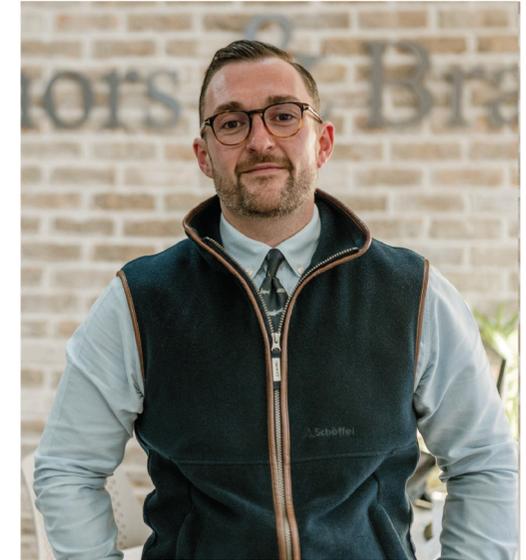
Dreaming of this home? Let's make it a *reality*.



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