



60 Eastgate Street, North Elmham

Dereham



Minors & Brady

A location rarely available to enjoy, this three-bedroom detached bungalow sits on an impressive plot of approximately one third of an acre in the sought-after village of North Elmham. Properties within the village seldom come to market, largely due to the strong community spirit, peaceful surroundings and the lifestyle residents value so highly. The home offers well-balanced accommodation including a welcoming entrance hall, modern fitted kitchen, and a spacious sitting and dining room centred around a characterful wood burner. A large conservatory to the rear provides an additional reception space, filled with natural light and opening directly onto the garden via French doors. Three well-proportioned bedrooms are served by a modern shower room, creating practical and comfortable accommodation. Externally, the property enjoys a gated gravel driveway with parking for multiple vehicles, generous gardens across the substantial plot, and three useful outside sheds, offering a versatile outdoor space with plenty of potential.

- Three-bedroom detached bungalow set within a generous 1/3 acre plot
- Located in the sought-after Norfolk village of North Elmham, where homes rarely come to market
- Gated entrance and spacious gravel driveway providing parking for multiple vehicles
- Modern fitted kitchen with white cabinetry, wood-effect worktops, chrome fixtures and integrated appliances
- Impressive sitting and dining room centred around a characterful wood burner
- Large conservatory with French doors opening directly onto the garden
- Three well-proportioned bedrooms offering flexible living arrangements
- Contemporary shower room finished in a clean and modern style
- Generous gardens and versatile outdoor space ideal for a variety of uses
- This property will be sold freehold and connected to mains water, electricity and drainage, alongside oil-fired heating and wood burner.





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# 60 Eastgate Street

North Elmham, Dereham

## The Location

Eastgate Street is ideally situated within the highly regarded village of North Elmham, Norfolk, offering a peaceful rural environment combined with excellent everyday convenience. The property is positioned just a short walk from the village centre, where a range of essential amenities can be found, including local shops, a post office, and a well-frequented village pub that serves as a social hub for the community.

Surrounded by open countryside and attractive rural landscapes, North Elmham is particularly well suited to those who value outdoor living, with numerous walking routes and green spaces easily accessible from the village. Despite its tranquil setting, the area benefits from strong transport connections, with the A47 providing straightforward access to nearby market towns such as Dereham and Fakenham, as well as onward routes to Norwich and the North Norfolk coast.

Properties along Eastgate Street are seldom available, reflecting the desirability of this established village-edge location. The village appeals to a wide range of buyers, offering reputable schooling, recreational facilities, and a close-knit yet welcoming community. This location provides an opportunity to enjoy village life in a setting that balances privacy, convenience, and long-term appeal.



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North Elmham, Dereham

## Eastgate Street, North Elmham

Set within a generous plot of approximately one third of an acre, this well-presented three-bedroom detached bungalow is located in the highly sought-after village of North Elmham, a location where homes rarely come to market. The village is cherished by residents for its strong sense of community, peaceful surroundings, and relaxed rural lifestyle, making opportunities to purchase here particularly special.

Approached via a gated entrance, the property benefits from a spacious gravel driveway providing parking for multiple vehicles, creating a welcoming first impression while also offering practicality for families or visiting guests. The bungalow sits comfortably within its generous plot, allowing for privacy and a sense of space that is increasingly hard to find.

Internally, the home is accessed through an entrance hall which provides access to the principal rooms. The kitchen has been fitted in a modern style, featuring white cabinetry complemented by wood-effect work surfaces. Chrome fixtures add a contemporary finish, while integrated appliances help maintain a clean and streamlined appearance. Tiled flooring provides durability and practicality, making the space both stylish and functional for everyday living.



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The property offers an impressive sitting and dining room, a spacious and versatile area ideal for both relaxation and entertaining. The room is centred around a striking wood burner which creates a natural focal point and provides warmth and character, particularly during the cooler months. The proportions of this room allow for clearly defined seating and dining areas while maintaining a comfortable flow of space.

To the rear of the property, a large conservatory provides an additional reception area and a wonderful connection to the garden. With French doors opening directly onto the outside space, this bright room allows natural light to flood in and offers a pleasant setting to enjoy views of the surrounding garden throughout the seasons.

The bungalow further benefits from three well-sized bedrooms, each offering comfortable accommodation and flexibility for a variety of living arrangements, whether as bedrooms, guest rooms, or potential home office space. These rooms are served by a modern shower room, designed with contemporary fittings and a clean, practical layout.

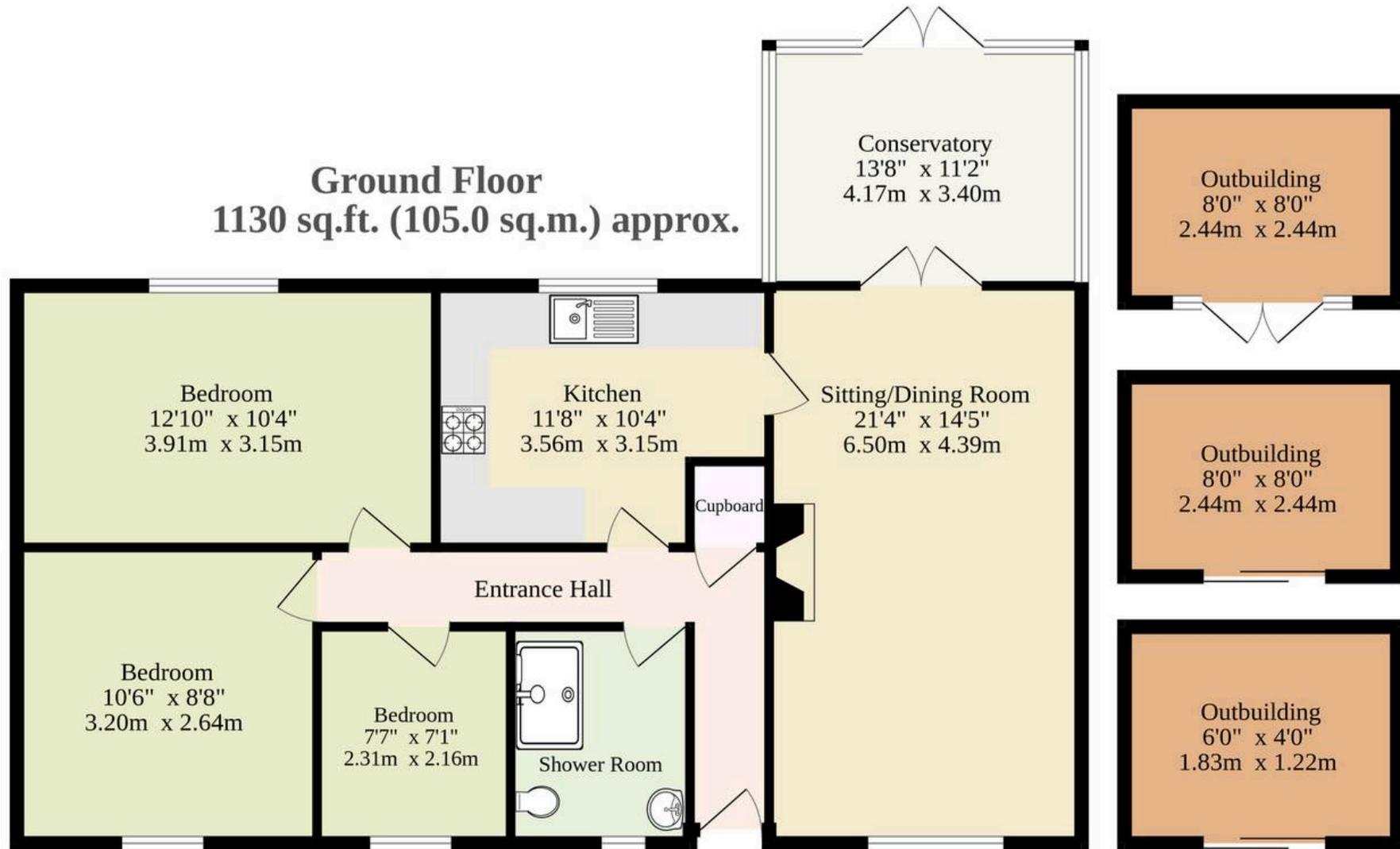
Externally, the property continues to impress. The generous plot of approximately one third of an acre offers excellent outdoor space and genuine versatility. Whether used for gardening, recreation, or potential future landscaping projects (subject to any necessary permissions), the grounds provide a rare sense of freedom and opportunity. The garden is complemented by three external sheds, offering useful storage for tools, equipment, or hobby space.

Additional practical benefits include the property being detached and improvements such as a recently updated roof fascia and consumer unit, providing reassurance for prospective buyers.



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## Ground Floor 1130 sq.ft. (105.0 sq.m.) approx.



Including Outbuildings

TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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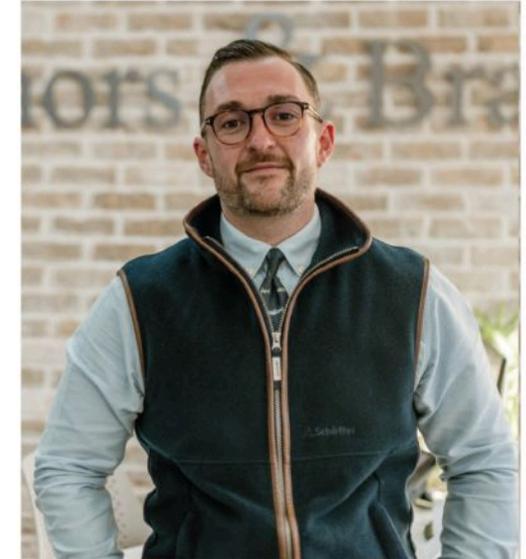
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## Minors & Brady

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