



21 Hornbeam Drive, Dereham

Dereham



Minors & Brady

21 Hornbeam Drive

A modern home in a convenient estate location, offering stylish living and practical family-friendly spaces. The bright kitchen and dining area provide a perfect setting for entertaining or everyday meals, with integrated appliances and plenty of room to move. The living room is spacious and comfortable, complemented by neutral décor and soft carpeting. A downstairs WC adds practicality for busy households. Upstairs, the master bedroom benefits from a private en suite, while two further bedrooms offer versatility and built-in storage. The landscaped rear garden and patio create an inviting outdoor retreat, with a side driveway providing secure parking. Complete with gas central heating, this move-in-ready home combines contemporary style with everyday convenience.

- Modern home in a convenient estate location
- Bright, open-plan kitchen and dining area with partially integrated appliances
- Spacious living room with neutral décor and cosy carpeting
- Practical downstairs WC for added convenience
- Master bedroom with private en suite
- Two further versatile bedrooms, including one with built-in storage
- Stylish, contemporary family bathroom
- Landscaped rear garden with generous patio, ideal for entertaining
- Side driveway with secure parking for two cars and direct garden access
- Gas central heating throughout, ready for immediate move-in





M&B

21 Hornbeam Drive

The Location

Hornbeam Drive is situated in a modern residential area on the edge of Dereham, offering convenient access to everyday amenities while maintaining a calm suburban feel.

The town centre is just a short distance away, providing a wide range of shops, supermarkets, cafés, and restaurants. Families benefit from nearby well-regarded schools, play parks, and leisure facilities, while commuters enjoy easy connections via the A47 to Norwich, Swaffham, and King's Lynn.

Green spaces and countryside walks are also within easy reach, creating a comfortable and well-connected setting for modern living.

Residents can enjoy the nearby Neatherd Moor and Dereham Windmill, both offering scenic spots for weekend strolls or picnics. With local pubs, community events, and easy access to public transport, this location brings together the best of convenience, community spirit, and countryside charm.



M&B

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This stylish and well-presented home offers an inviting entrance way that leads seamlessly into a spacious modern kitchen and dining area. The kitchen is thoughtfully designed with an integrated cooker and ample space for additional appliances, making it ideal for both everyday living and entertaining guests.

Light streams through the room, creating a bright and welcoming space for family meals or casual gatherings.

The living room is generously proportioned and has been decorated in neutral tones, complemented by carpeting, providing a contemporary and comfortable environment. Adding a touch of practicality and charm, the property also includes a downstairs WC.

Upstairs, the accommodation continues to impress. The master bedroom benefits from a private en suite. A second double bedroom features a built-in wardrobe, maximising storage, while the third bedroom is perfectly sized for a single bed with room for additional furniture, making it versatile for children, guests, or a home office.

A modern family bathroom completes the first-floor layout, designed with both style and convenience in mind.



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The property is complemented by a landscaped rear garden, predominantly laid to lawn, with a generous patio area perfect for outdoor dining, entertaining, or relaxing. A side driveway provides parking for two cars and features a gate giving direct access to the garden, combining convenience with privacy.

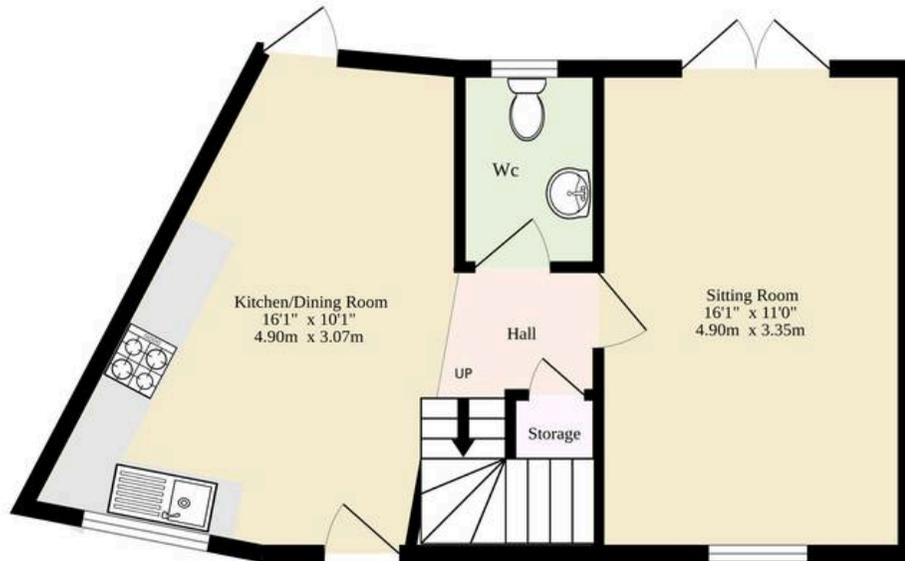
Further enhancing the appeal, this immaculate home benefits from gas central heating, ensuring comfort throughout the year. With its thoughtful layout, modern touches, and outdoor space, this property represents a superb opportunity for families or professionals seeking a stylish and move-in-ready home.

Agents Note

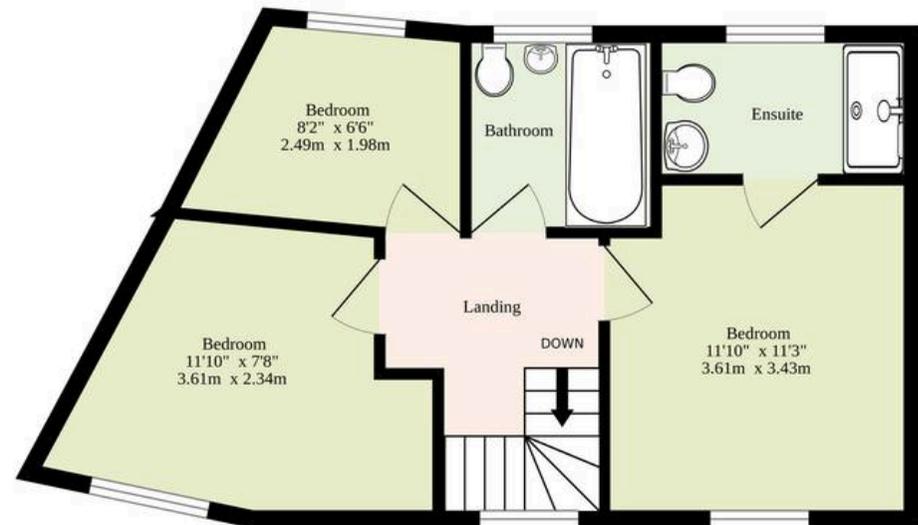
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
398 sq.ft. (37.0 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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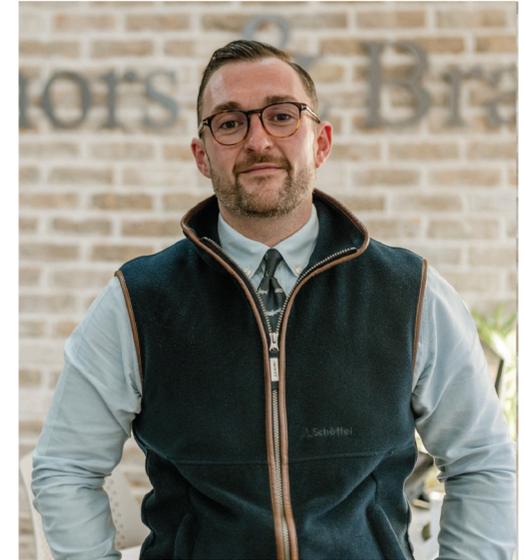
Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

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