



8 Gordon Road, Dereham

Dereham



In Excess of  
Minors & Brady

## 8 Gordon Road

This delightful mid-terraced home sits in a peaceful cul-de-sac yet remains close to the town centre and key transport links. Sunlight floods every room, creating a welcoming and airy atmosphere throughout. The lounge/diner offers a bright, versatile space perfect for both relaxation and entertaining. A stylish, modern kitchen and updated bathroom add contemporary flair without compromising practicality. Three generous bedrooms provide flexible living for families or home working. Outside, a large driveway and a private, enclosed garden with a handy brick outbuilding enhance everyday convenience and leisure. With a new combi boiler and thoughtful updates, this property is ready to move into and enjoy immediately.

- Peaceful cul-de-sac location close to town centre and major road links
- Bright and airy interior with generous natural light throughout
- Well-proportioned lounge/diner, ideal for relaxing or entertaining
- Modern, updated kitchen with gloss units
- Refurbished first-floor bathroom with stylish contemporary design
- Three spacious bedrooms, including two doubles with built-in storage
- New combi boiler providing reliable heating
- Large driveway offering ample off-road parking
- Beautifully enclosed rear garden perfect for outdoor living
- Brick outbuilding with electricity, suitable for storage, hobbies, or a workshop





M&B

# 8 Gordon Road

## The Location

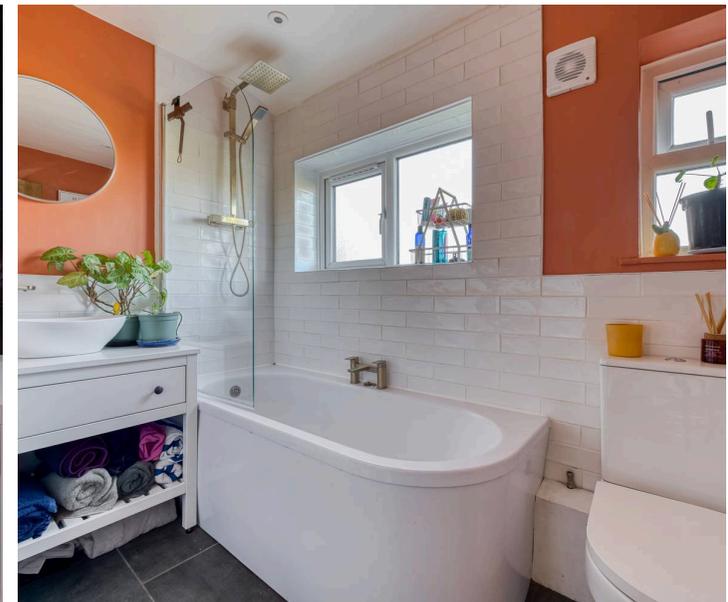
Conveniently situated in Dereham, this property boasts an exceptional location that combines both convenience and a peaceful setting. Just a short stroll from the town centre, you'll find a wide variety of shops, pharmacies, and essential services, including a doctor's surgery and dentists.

The town centre also offers leisure options such as a cinema, a bowling alley, and a fully equipped leisure centre, perfect for keeping the whole family active.

For everyday shopping, Morrisons is just a stone's throw away, along with a nearby Marks & Spencer Simply Food and a local fuel station, making errands quick and hassle-free. Food lovers will enjoy the variety of pubs and restaurants within easy reach, while sports enthusiasts can support Dereham Town Football Club, located close by.

Families will appreciate the excellent selection of schools catering to all age groups. Nature lovers will also be delighted by nearby Neathered Park, ideal for relaxing walks or enjoying outdoor activities, and the scenic Neathered Moor, perfect for peaceful strolls and connecting with the local countryside.

Commuting is simple with easy access onto Norwich Road, linking directly to the A47, providing a straightforward route for journeys to Norwich, King's Lynn, and beyond. Despite its central convenience, the property enjoys a tranquil position on the outskirts of town.



# 8 Gordon Road

## Gordon Road, Dereham

This charming mid-terraced home is tucked away in a quiet cul-de-sac, offering a peaceful setting while still being close to the town centre, local amenities, and major road links. Bursting with natural light from generous windows throughout, the property boasts a bright and airy feel in every room.

The lounge/diner is well-proportioned and welcoming, featuring an attractive electric fire and a layout that maximizes natural light, making it perfect for relaxing or entertaining.

The kitchen has been thoughtfully updated, with sleek gloss units, offering both style and practicality. The first-floor bathroom has been refurbished with a modern suite, complete with subtle gold accents, creating a contemporary and elegant space.

A new combi boiler ensures reliable heating and hot water throughout the home.

The accommodation comprises three good-sized bedrooms, two of which are spacious doubles, providing plenty of space for a growing family or flexible home office options.

Outside, the property really shines with its large driveway providing ample off-road parking and a beautifully enclosed rear garden, perfect for outdoor entertaining, play, or simply enjoying the sunshine. The garden also features a useful brick outbuilding with electricity, ideal for storage, hobbies, or a workshop.

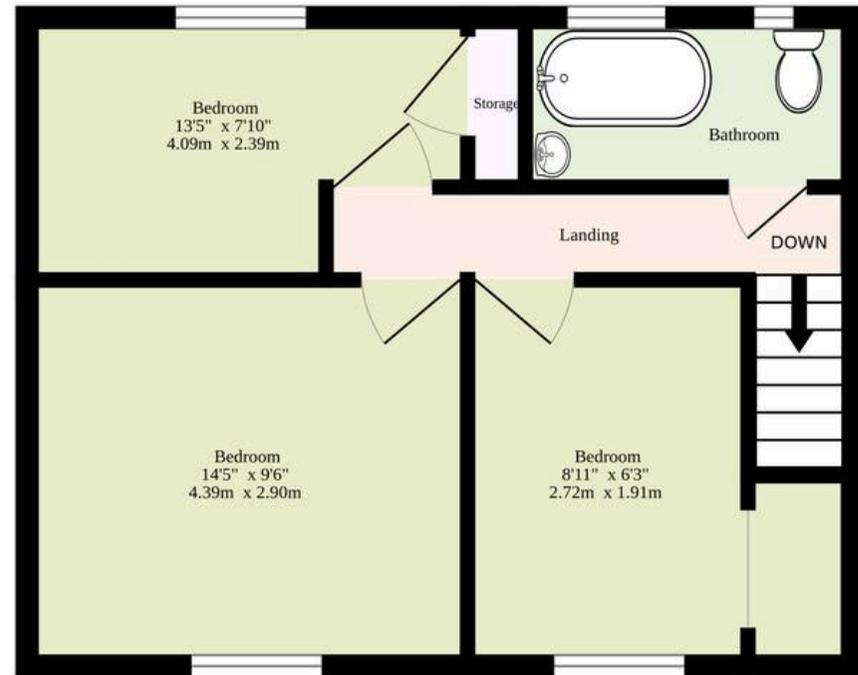
This property presents an ideal opportunity for a first-time buyer or anyone looking to step up the property ladder, combining modern comforts, practical living spaces, and a quiet yet convenient location.



**Ground Floor**  
384 sq.ft. (35.7 sq.m.) approx.



**1st Floor**  
372 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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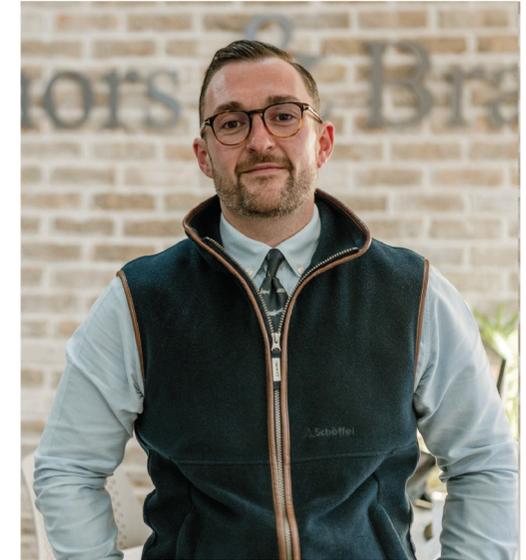
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## Minors & Brady

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