



3 Oak Tree Meadow, Dereham

Dereham



Minors & Brady

A bespoke build of just five homes in this exclusive enclave, with delightful field views – what more could you ask? This stunning 4-bedroom chalet seamlessly blends classic elegance with contemporary design, featuring a red brick exterior and dark-framed accents for a modern touch. Inside, the home is finished to an exceptionally high specification, with bespoke detailing, solid internal doors and a balustrade staircase. The open-plan kitchen, dining, and living area flows effortlessly via bi-folding doors to the landscaped south-west facing garden, enhanced by porcelain floors and underfloor heating for a luxurious feel. Upstairs, the master suite offers a dressing area and en-suite, while additional double bedrooms, two with en-suites, provide comfort and style for family and guests. An integral double garage with a versatile home office/games room above adds flexibility, while the private driveway and landscaped gardens complete the picture of modern family living. With eco-conscious heating via a high-efficiency air source heat pump and the vendor already committed to their next home, this exceptional property is ready to enjoy without delay.

- Bespoke build of just five homes, set within a private enclave with serene field views
- Classic red brick exterior with dark-framed windows and garage doors for a modern, striking contrast
- Seamless open-plan kitchen, dining, and living space flowing effortlessly to the landscaped garden through bi-folding doors
- High-spec, bespoke interiors featuring solid internal doors and an elegant balustrade staircase
- Sleek porcelain flooring throughout the downstairs space, enhanced with underfloor heating for luxurious comfort
- Designer kitchen with a central island, quartz work surfaces, and integrated high-end appliances
- Master suite with dressing area and en-suite, complemented by additional double bedrooms, two with stylish en-suites





M&B

3 Oak Tree Meadow

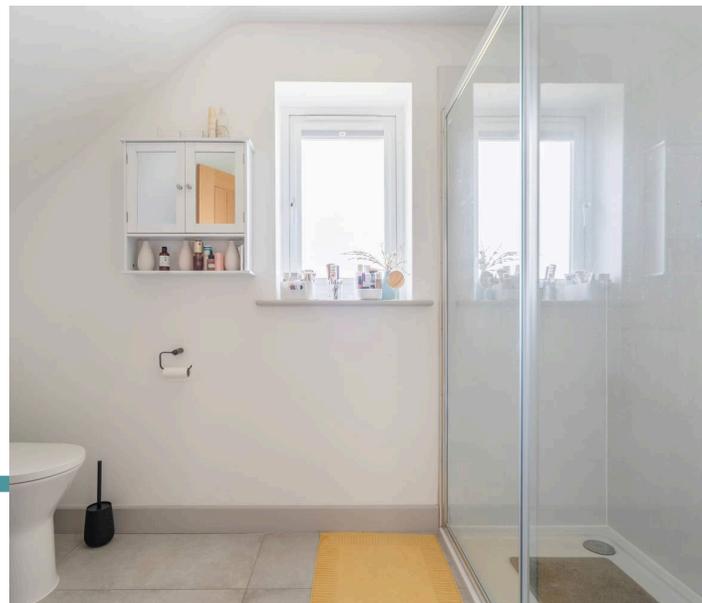
The Location

This charming home is tucked away down a peaceful private road, surrounded by a small collection of well-maintained properties, offering both privacy and a welcoming community feel.

Situated on the outer edge of Dereham, the location perfectly balances a tranquil, semi-rural setting with immediate access to the town's amenities. Dereham High Street, just a short drive away, offers a variety of independent shops, cafés, and restaurants, while larger retail options, including Tesco and a nearby retail park with Aldi, provide everyday convenience within minutes.

The property benefits from excellent transport links. The nearby A47 provides seamless connections east to Norwich and west toward King's Lynn, making commuting straightforward for work or leisure. Regular bus routes also serve the area, offering convenient public transport options into Dereham town centre and beyond. Whether you drive or use public transport, this location makes life easy.

Dereham itself is a thriving market town with a strong sense of community. Local parks, walking paths, and recreational facilities are all within easy reach, making it ideal for families, professionals, or anyone who enjoys a quieter pace of life while staying connected to everyday conveniences. Being on the edge of town, the home also offers quick access to the surrounding countryside, perfect for weekend walks, cycling, or simply enjoying the fresh Norfolk air.



M&B

3 Oak Tree Meadow

Oak Tree Meadow, Dereham

Set within an exclusive private development of just five distinguished homes on the outskirts of Dereham, this beautifully appointed 4-bedroom chalet-style property combines classic elegance with contemporary design. Constructed with high-quality red brick, the exterior is complemented by striking dark-framed accents, including the garage doors and window frames, creating a stylish and modern contrast.

Inside, the home is finished to an exceptionally high specification, showcasing bespoke design throughout. The ground floor features an impressive open-plan kitchen, dining, and living area, seamlessly flowing via bi-folding doors to the south-west facing landscaped garden.

Porcelain tiles run throughout the downstairs space, complemented by underfloor heating, creating a sleek, practical, and luxurious environment. The solid internal doors and elegant balustrade staircase add a sense of permanence and refined craftsmanship.

The bespoke kitchen has been designed for both style and function, with high-end fittings, a central island/breakfast bar, and integrated appliances. A practical utility room provides additional storage and workspace.

Adjacent reception rooms, including a formal sitting room and a versatile dining room, offer multiple options for living, entertaining, or working from home.

Upstairs, the master suite is a sanctuary of comfort, complete with a dressing area and a luxurious en-suite. Additional bedrooms are all double in size, with two benefiting from stylish en-suite facilities. Every detail reflects thoughtful design and high-spec finishing, ensuring comfort and sophistication across the home.



M&B

3 Oak Tree Meadow

The integral double garage provides secure parking, while above it, a versatile home office/games room offers superb flexibility – ideal for work, leisure, or potential additional bedroom accommodation.

Externally, the home sits on a generous corner plot with a private driveway and a beautifully landscaped garden, featuring manicured lawns, raised beds, and multiple outdoor seating areas, perfect for entertaining or relaxation. Eco-conscious living is at the forefront, with a high-efficiency air source heat pump providing sustainable heating throughout.

This property represents a rare opportunity: the vendor has already found their next home, meaning the house is available without delay. With its bespoke craftsmanship, high-spec finishes, modern contrasts, and thoughtful design, this chalet is a truly exceptional family home ready to be enjoyed immediately.

Agents Note

This property is being offered freehold.

It is connected to mains water, electricity, and drainage, and benefits from an air-source heat pump.

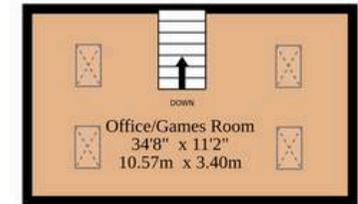
There is a service charge of £25 per month, which covers the maintenance of the road.



Ground Floor
2031 sq.ft. (188.7 sq.m.) approx.



1st Floor
1274 sq.ft. (118.4 sq.m.) approx.



Including Garage & Office/Games Room

TOTAL FLOOR AREA : 3305 sq.ft. (307.0 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.
Made with Metropix ©2026

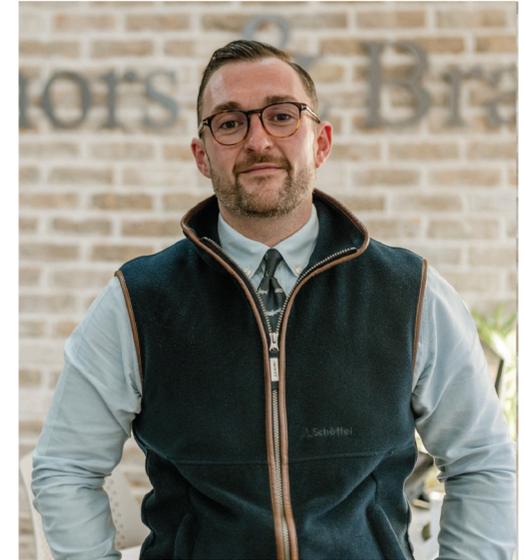
Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk