



3 Churchill Court, Dereham

Dereham



Minors & Brady

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This attractive three-bedroom semi-detached home is tucked away in a quiet cul-de-sac, offering privacy with easy access to the town centre and main roads. With no onward chain, it's an ideal move-in ready opportunity. The home features three double bedrooms and a spacious country-style kitchen/diner with pantry storage and direct access to a low-maintenance rear garden. The lounge, complete with a brick fireplace and built-in storage, provides a welcoming space to relax. Upstairs, a modern family bathroom with a shower over the bath complements the layout, while gas central heating, a recently installed boiler and double glazing add convenience and comfort.

- Three generous double bedrooms, ideal for families or flexible living
- Spacious country-style kitchen/diner with pantry storage
- Direct access from the kitchen to a low-maintenance, enclosed rear garden
- Inviting lounge with a charming brick fireplace and built-in storage cupboard
- Modern family bathroom with shower over the bath
- Gas central heating with a boiler installed approximately three years ago
- Double glazing throughout for added comfort and energy efficiency
- Off-road parking to the front (buyers should verify)
- Located in a quiet cul-de-sac with easy access to the town centre and road links
- Offered with no onward chain for a smooth, hassle-free move





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The Location

Dereham, located in the NR19 postcode area of Norfolk, is a well-established market town with deep historical roots and a strong sense of local identity. Sitting roughly 15 miles west of Norwich, it has long served as a hub for the surrounding rural villages, balancing countryside living with everyday practicality.

The town's history is still visible today. St Nicholas' Church, one of the largest parish churches in Norfolk, dominates the town centre and reflects Dereham's medieval importance. The restored Dereham Windmill stands as a reminder of the area's agricultural heritage, while the Mid-Norfolk Railway adds character and nostalgia.

Despite its traditional feel, Dereham provides solid amenities for daily life. The town centre includes a mix of independent shops, cafés, national retailers, supermarkets, and a regular market that maintains its historic role as a local meeting point. Schools, healthcare facilities, leisure centres, and sports clubs contribute to its appeal for families and long-term residents.

Green space is a key part of Dereham's character. Neatherd Moor, a large open park on the edge of town, offers woodland walks, open grassland, and play areas, making it popular for walking, dog-owners, and community events. The surrounding countryside is easily accessible, with quiet lanes, farmland, and footpaths reinforcing the town's rural setting.

Transport links add to Dereham's convenience. The A47 provides direct road access to Norwich, King's Lynn, and the wider Norfolk coast, making the town a practical base for commuting or exploring the region. While Dereham no longer has a regular mainline rail service, nearby stations and the heritage railway help maintain connectivity.

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This three-bedroom semi-detached home is offered with no onward chain and is set within a cul-de-sac, providing convenient access to the town centre and nearby road links.

The property offers practical family accommodation, including three double bedrooms, making it suitable for a range of buyers.

The ground floor includes a spacious country-style kitchen/diner with the cooker included, direct access to the rear garden, and the benefit of a pantry for additional storage. The lounge features a brick fireplace along with a built-in storage cupboard.

Upstairs, the property has a family bathroom fitted with a modern suite and a shower over the bath.

Additional features include gas central heating with a boiler installed approximately three years ago, and double glazing throughout.

The vendor has advised that there is off-road parking to the front; however, we recommend that all prospective buyers make their own enquiries and satisfy themselves with the parking arrangements.

Externally, the property benefits from an enclosed rear garden designed for low maintenance, being mainly laid to patio.

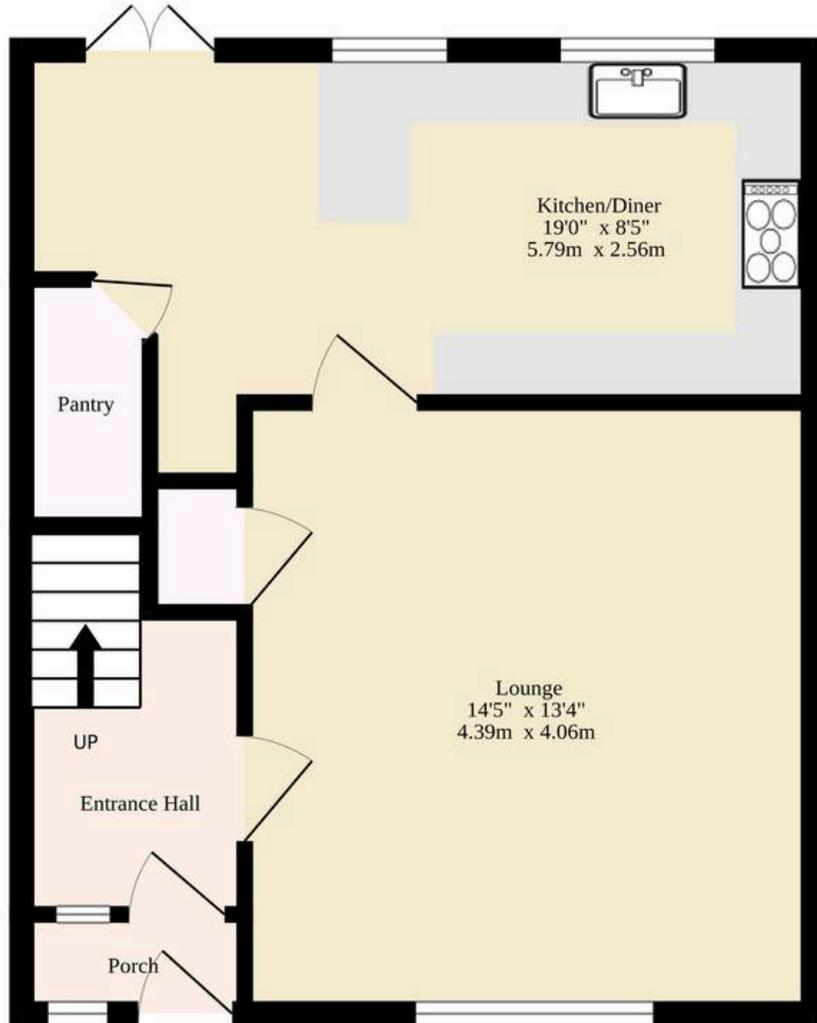
Agents Note

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

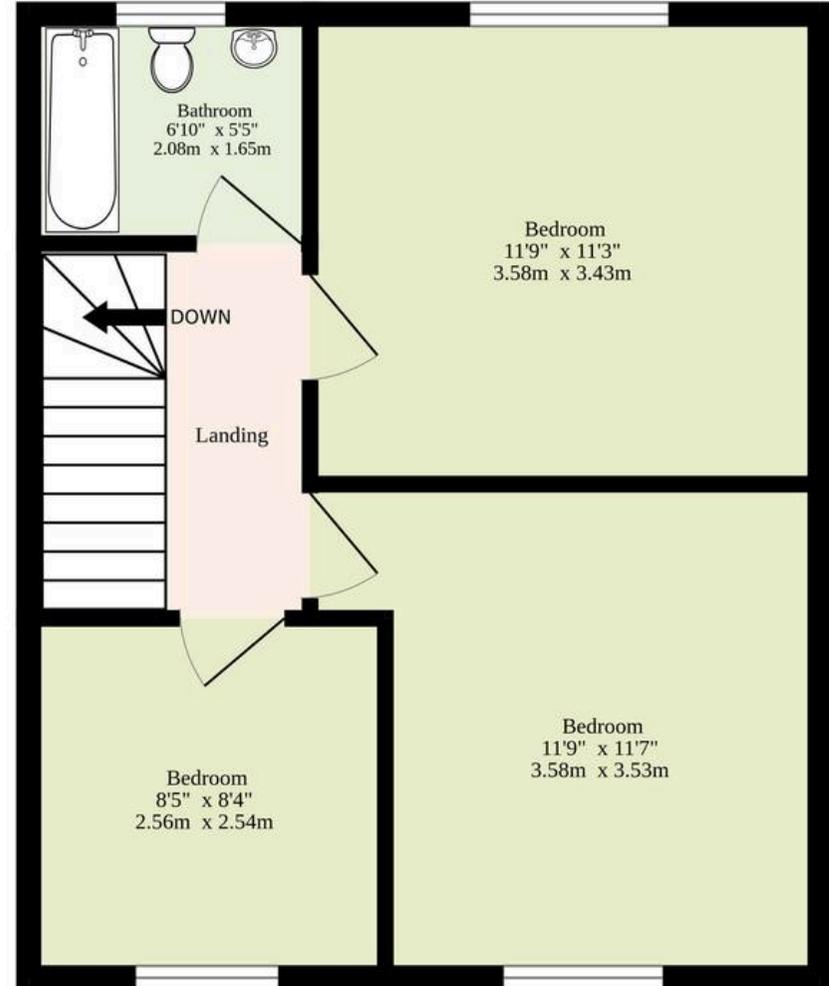
We encourage viewers to do their own due diligence in regards to parking arrangements before offering.



Ground Floor
420 sq.ft. (39.0 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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Minors & Brady

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