



11 Kings Park, Dereham

Dereham



Minors & Brady

# 11 Kings Park

Walking distance to the town centre and a home that offers nothing but potential, this three-bedroom property presents an exciting opportunity for buyers looking to put their own stamp on a well-located home. Set within easy reach of Dereham's amenities, the property already provides a solid and practical layout, with generous living space including a bright sitting room leading through to a separate dining area. The kitchen sits to the rear, complemented by a useful lean-to that adds flexibility and direct access to the garden. Upstairs, three well-proportioned bedrooms are accompanied by built-in storage and a functional shower room with separate WC, offering scope for modernisation and reconfiguration if desired. Outside, the property continues to offer with a low-maintenance garden and off-road parking leading to a garage. With its combination of space, location, and clear potential to enhance and add value, this is a fantastic opportunity for investors or anyone seeking a project in a highly convenient setting.

- Three well-proportioned bedrooms ideal for families, investors, or those needing extra space
- Spacious sitting room with separate dining area offering versatile living and entertaining space
- Kitchen to the rear with additional lean-to providing extra utility or storage space and garden access
- Shower room with separate WC creating a practical layout with potential for modernisation or reconfiguration
- Excellent renovation potential, perfect for buyers looking to add value and personalise
- Off-road parking and garage providing convenient and secure parking options
- Low-maintenance rear garden offering manageable outdoor space with scope for improvement





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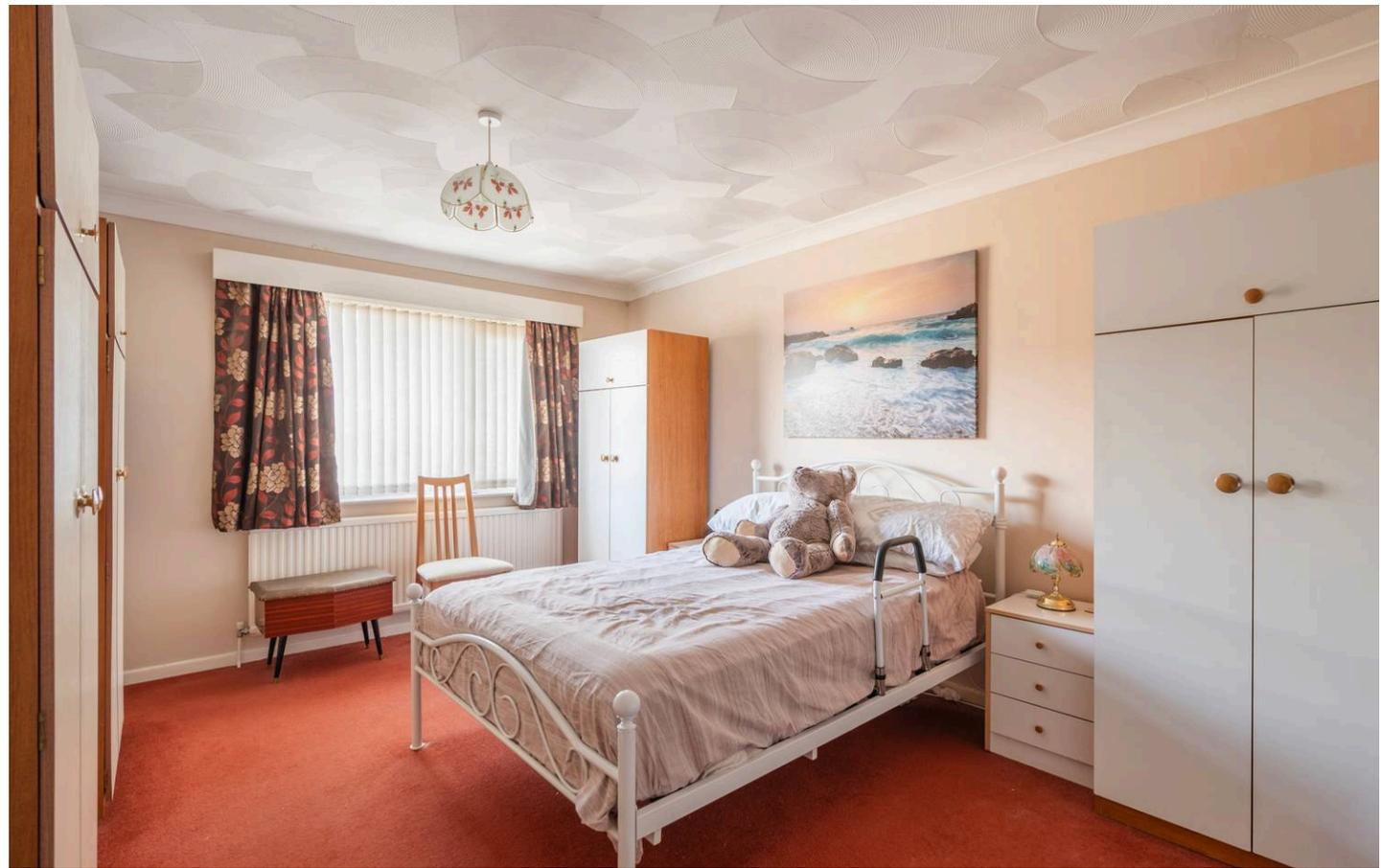
# 11 Kings Park

## The Location

Ideally positioned within easy walking distance of Dereham town centre, this property offers a highly convenient yet pleasantly setting. Everyday essentials are close at hand, with supermarkets and a local pub just a short walk away, making day-to-day living simple and accessible.

A little further on, the town centre can be reached comfortably on foot, where you'll find a wide range of amenities including additional shops, pharmacies, a doctor's surgery, dentists, as well as leisure facilities such as a cinema, bowling alley and leisure centre. There is also a good selection of pubs, cafés and restaurants to enjoy, along with schools catering for all ages.

The property benefits from straightforward access to the A47, making it well placed for travel to nearby towns and beyond. Despite this connectivity, it sits on the edge of Dereham, offering a quieter, more relaxed environment compared to more central locations. This balance of peaceful surroundings and the ability to walk into town makes it an appealing choice for those seeking both convenience and a sense of space.



# 11 Kings Park

## Kings Park, Dereham

This three-bedroom property is well positioned within easy reach of Dereham town centre, offering a practical layout and excellent potential for a buyer looking to adapt or add potential value.

The property is approached via a small driveway leading to a garage, with a porch entrance opening into a compact hallway. From here, there is access to a generously sized sitting room which flows through to a separate dining room, providing a good amount of living space.

The kitchen is located to the rear, with a lean-to offering additional useful space and access to the garden.

Upstairs, there are three bedrooms along with two built-in storage cupboards on the landing, providing handy additional storage. The shower room is fitted with a shower and wash basin, with a separate WC located next door.

Externally, the property benefits from a good-sized, low-maintenance garden, offering a manageable outdoor space with scope for improvement if desired.

Overall, this is an ideal purchase for someone looking for a property with potential in a convenient location, within walking distance of the town centre and its amenities.

## Agents Note

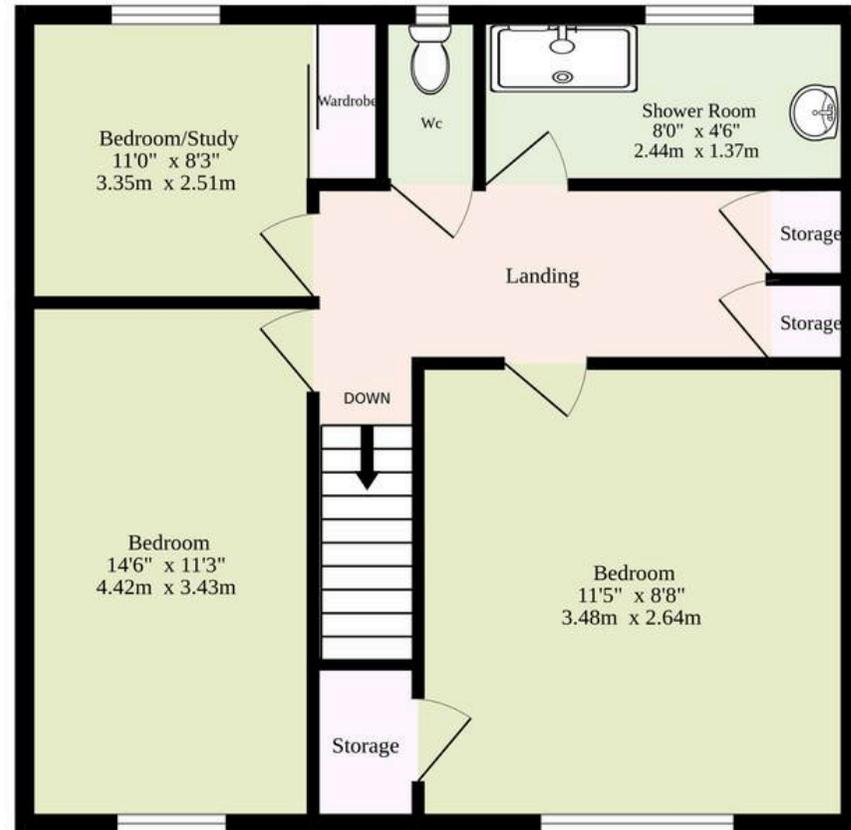
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



**Ground Floor**  
603 sq.ft. (56.0 sq.m.) approx.



**1st Floor**  
459 sq.ft. (42.6 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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## Minors & Brady

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