



# 4 Erwin Court, Dereham

Dereham



Minors & Brady

## 4 Erwin Court

This modern first-floor apartment offers well-balanced and versatile accommodation, ideal for a wide range of buyers. Positioned within easy walking distance of the town centre, it combines everyday convenience with a comfortable residential setting. The layout is bright and well planned, making excellent use of space and natural light throughout. Three generously sized bedrooms provide flexibility for growing households, home working, or guests. A contemporary kitchen and modern bathroom complement the apartment's clean, up-to-date feel. Features such as gas underfloor heating and double glazing enhance comfort and efficiency. With allocated parking and a strong central location, the property represents an excellent opportunity for both homeowners and investors alike.

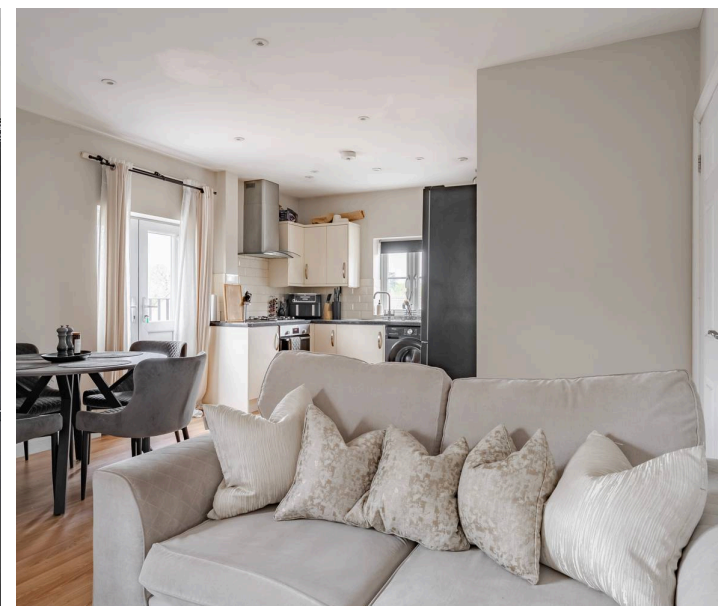
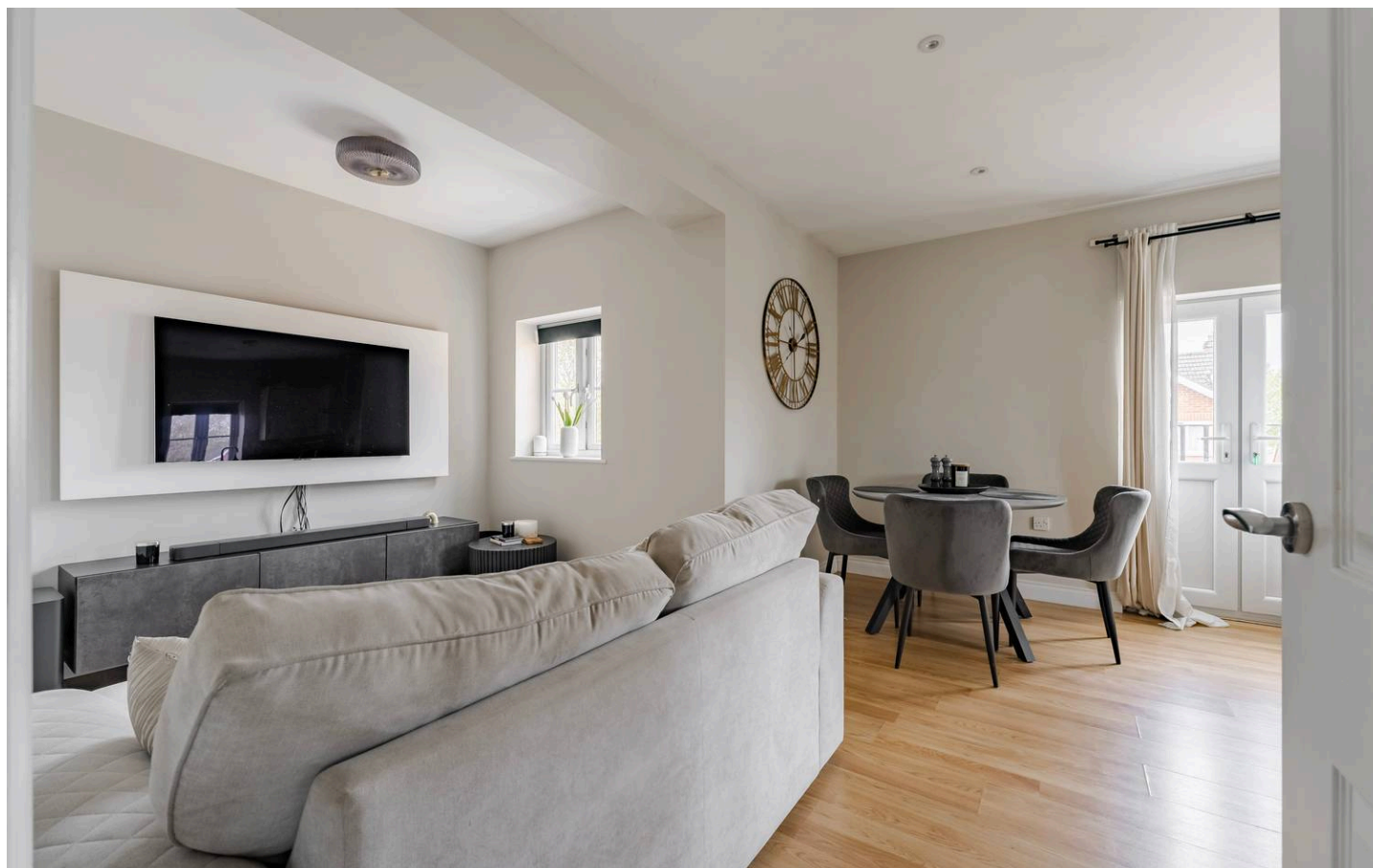
- **Agents Note**

This property will be sold leasehold: 999 years from 1st May 2014

Connected to mains water, electricity, gas and drainage.

Ground rent: tbc

Maintenance: £500 paid annually.





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## 4 Erwin Court

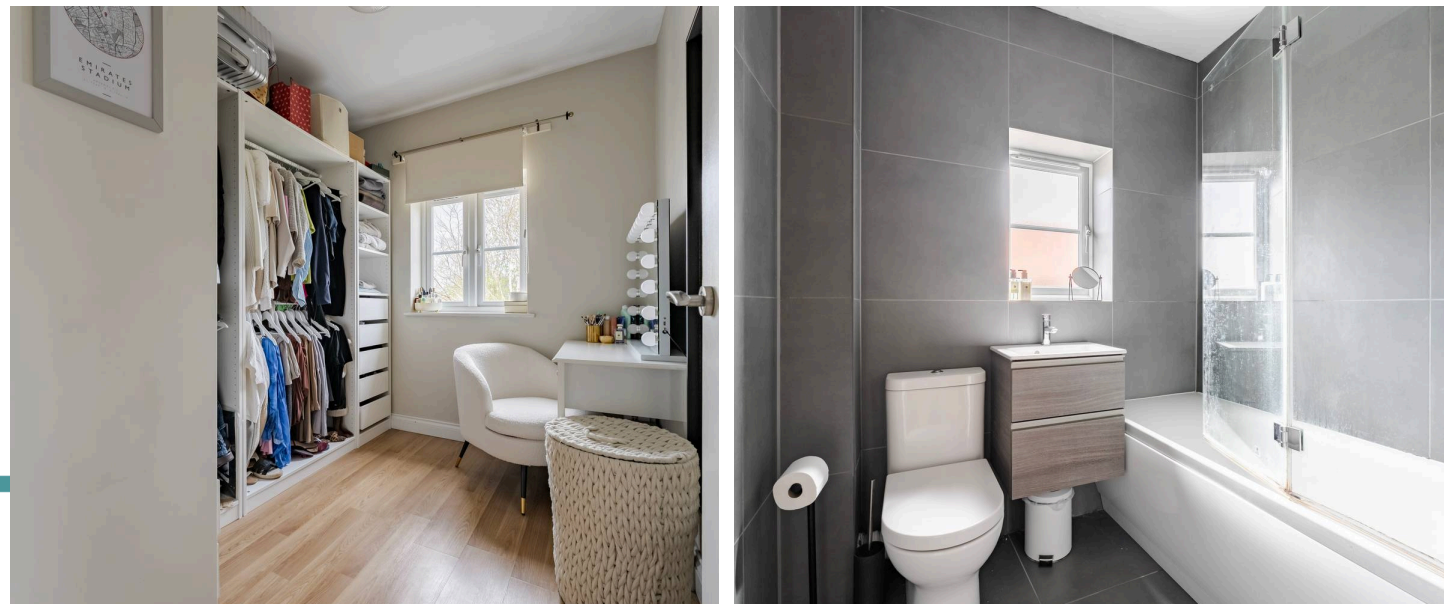
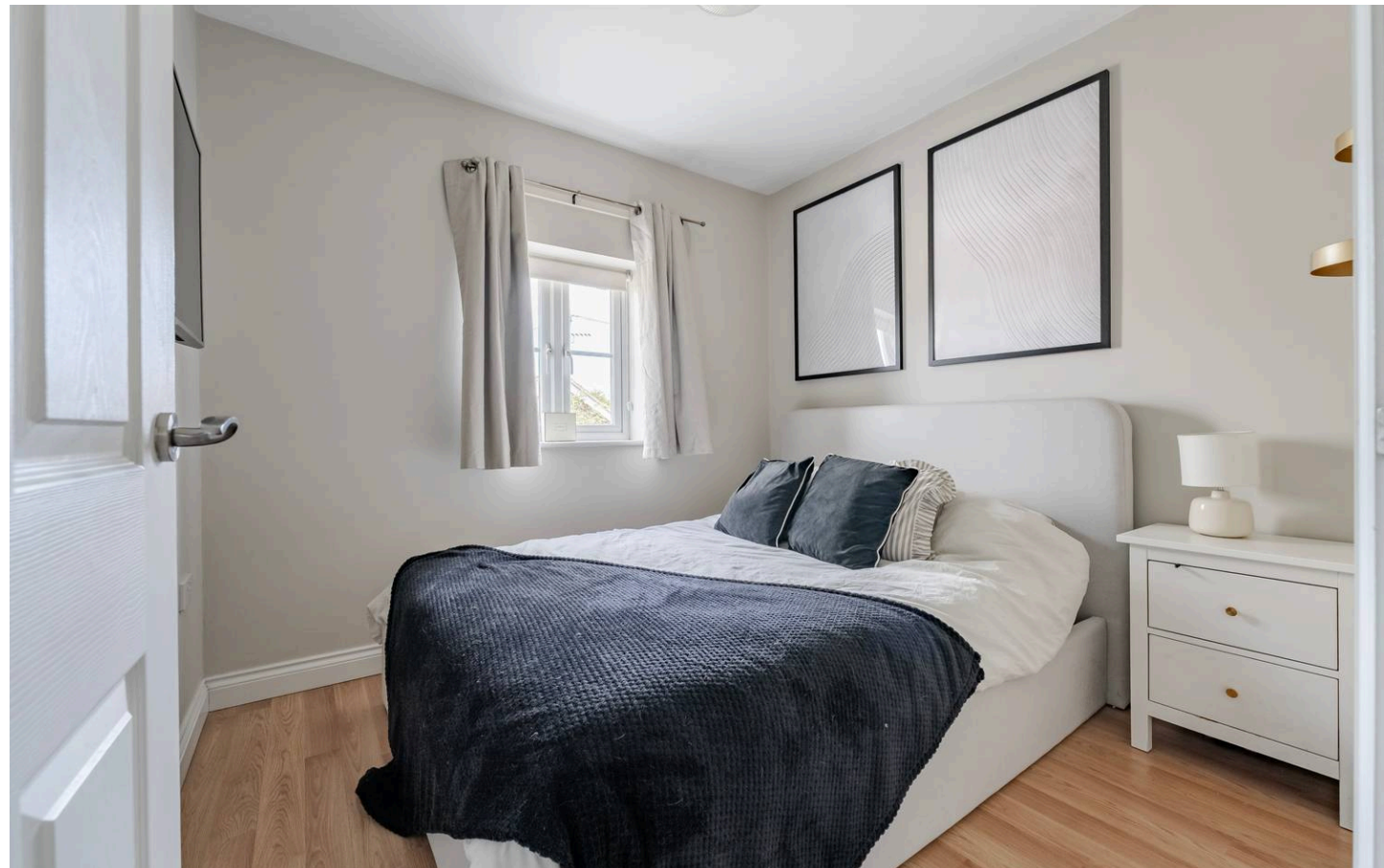
### The Location

Situated on Erwin Court in Dereham, this property presents an excellent opportunity for buyers seeking a home within an established and well-regarded residential area. Dereham is a traditional market town in the heart of mid-Norfolk, positioned conveniently between Norwich and King's Lynn, and offers straightforward access to key road links, including the A47, making it practical for commuting and regional travel.

The town provides a wide range of everyday amenities to support comfortable living. Residents benefit from several supermarkets, a selection of independent shops, coffee shops, and a well-served town centre offering retail, dining, and essential services. Educational facilities are available for all age groups, alongside healthcare services and a leisure centre offering fitness and recreational options.

Dereham is also known for its well-used green and open spaces, including Neatherd Moor, which is popular for walking, running, and outdoor activities, as well as family use. Local attractions, such as the Mid-Norfolk Railway, contribute to the town's character and community spirit.

Erwin Court is located within a quiet residential setting, providing a sense of privacy while still remaining close to the town's amenities. The area is well suited to a range of buyers, including families, professionals, and those seeking a balanced lifestyle that combines a calm home environment with convenient access to shops, schools, public services, and transport links.



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# 4 Erwin Court

Dereham, Dereham

## Erwin Court, Dereham

This spacious first-floor apartment is well positioned within comfortable walking distance of the town centre, making it a practical choice for those who value convenience and accessibility. The property forms part of a modern development and benefits from a thoughtful layout that maximises both space and natural light throughout.

The apartment offers three well-proportioned bedrooms, providing flexibility for a range of buyers. Whether used as sleeping accommodation, a home office, or guest space, each room is suitable for modern living needs.

The accommodation is supported by a contemporary kitchen, designed with functionality in mind, and a modern bathroom finished to a clean and current standard.

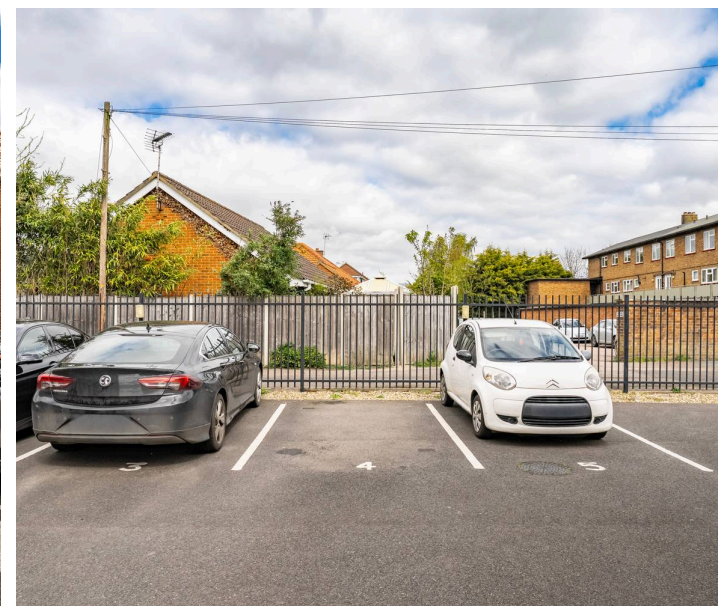
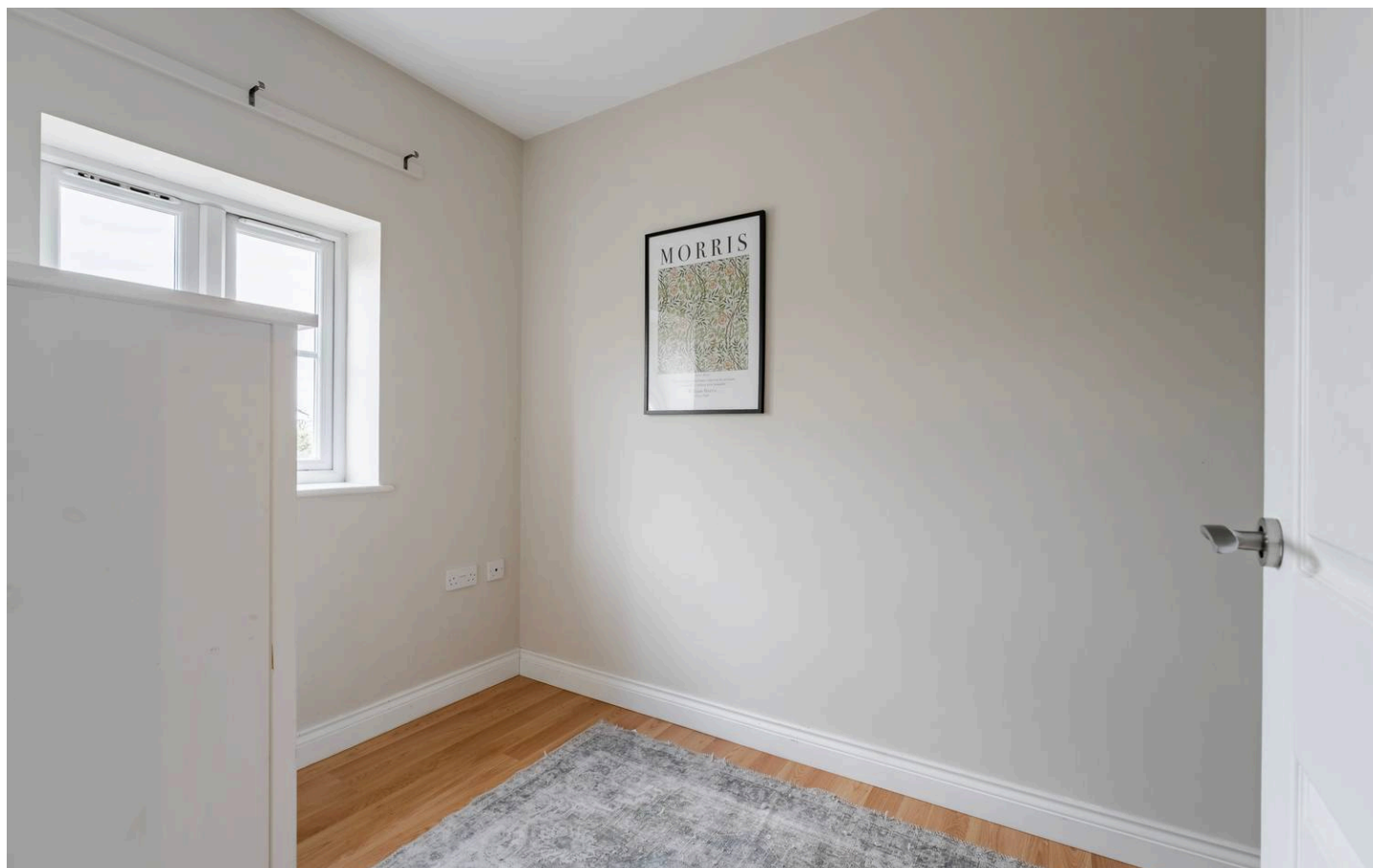
Additional comforts include gas underfloor heating, helping to maintain a consistent and pleasant temperature throughout the apartment, as well as double glazing across all windows, contributing to both energy efficiency and everyday comfort.

An allocated off-road parking space adds further practicality, particularly for those who commute or require reliable parking close to home.

With its combination of location, space, and modern features, this apartment would suit a variety of buyers. It presents an appealing opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a property in a central and accessible location with strong rental potential.

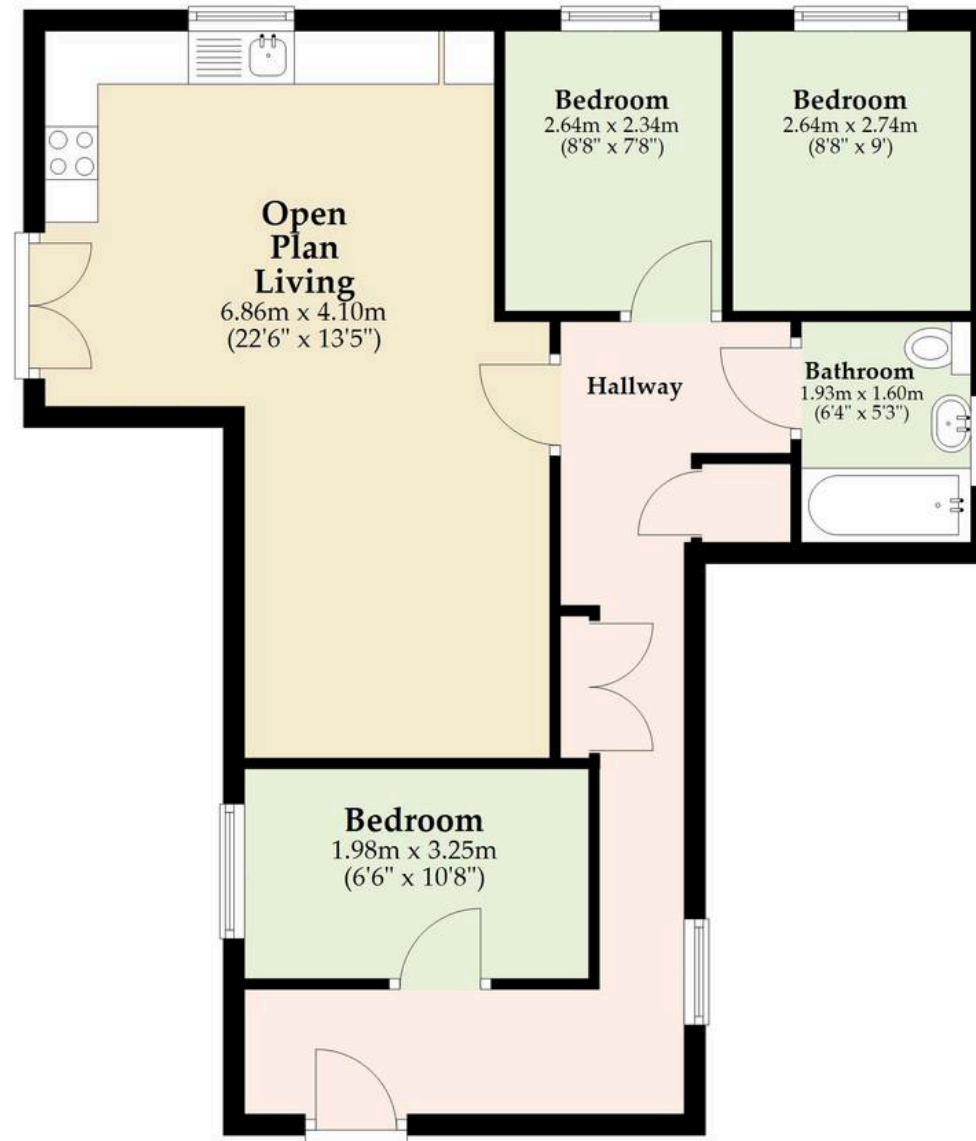
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Three generously sized bedrooms provide flexibility for growing households, home working, or guests. A



## Apartment

Approx. 65.0 sq. metres (699.3 sq. feet)



Total area: approx. 65.0 sq. metres (699.3 sq. feet)

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.

Plan produced using PlanUp.

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