



3 Park Road, Dereham

Dereham



Minors & Brady

### 3 Park Road

Dereham, Dereham

This elegant Victorian villa is set on one of Dereham's most desirable streets, occupying a picturesque position along Park Road, an access-only, no-through road linking to Kings Road and Wellington Road, with pedestrian access through to Theatre Street just a short walk from the town centre. Surrounded by a collection of attractive period homes, the setting offers a rare sense of character and privacy while remaining conveniently placed for everyday amenities.

The property itself is a fine example of Victorian design, retaining a wealth of original features while incorporating modern updates, creating a home that is both stylish and practical across three well-arranged floors.



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Dereham, Dereham

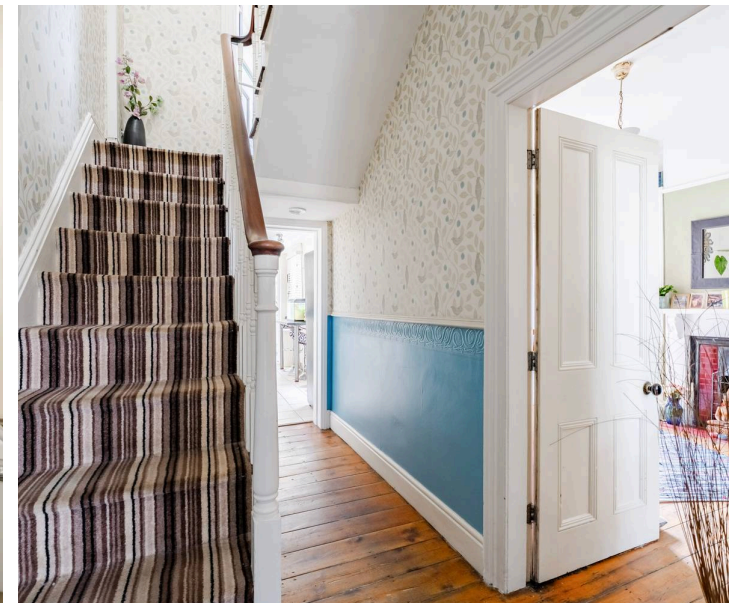
- Elegant Victorian villa set over three floors, full of period charm and character
- Beautiful lounge with bay window and cast iron fireplace, opening through to dining room
- Dining room with double doors leading directly out to the rear garden
- Modern fitted kitchen and breakfast space with ample storage and work surfaces
- Five bedrooms in total, including a versatile study ideal for home working
- Top floor principal bedroom with Velux windows and additional loft space
- Enclosed rear cottage style garden with patio, planting and mature trees

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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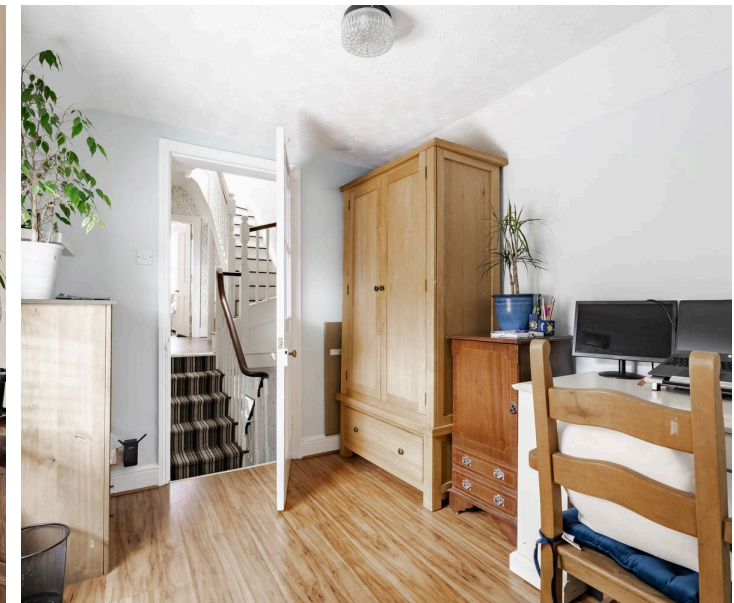
### Location

Situated within a well-connected part of Dereham, Park Road offers a convenient setting within easy reach of the town centre. Dereham provides a wide range of amenities including supermarkets, independent shops, cafés, leisure facilities, and healthcare services, along with schooling for all ages. The town is well positioned along the A47, providing straightforward access to Norwich and King's Lynn, making it a practical choice for commuters.

The surrounding area offers a variety of green spaces and countryside walks, while nearby attractions such as the Mid-Norfolk Railway add to the character of the town. Combining everyday convenience with strong transport links and access to outdoor spaces, this location continues to appeal to a broad range of buyers.

### Park Road

Stepping inside, the entrance hall leads through to the main living spaces, where the lounge is positioned to the front of the property and features a bay window along with a cast iron fireplace, adding to the character of the room. This space flows seamlessly into the dining room, where double doors open directly out to the rear garden, creating an ideal setting for both everyday living and entertaining.



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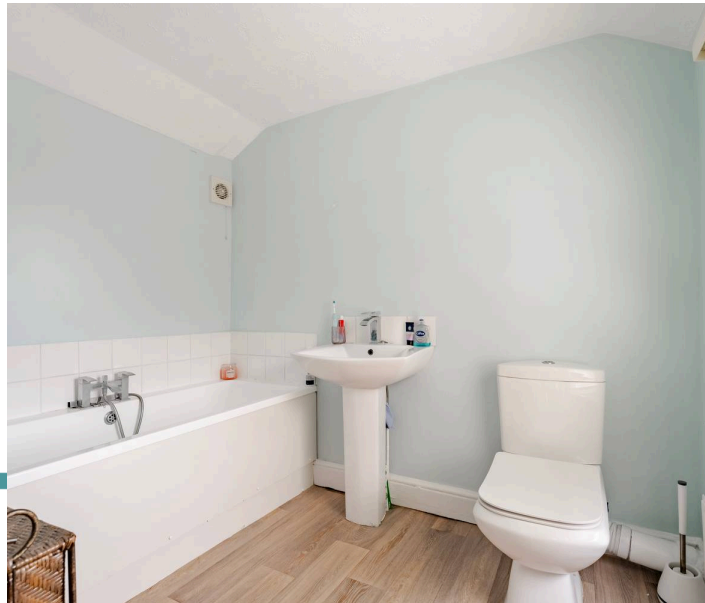
Dereham, Dereham

The kitchen is fitted with a modern range of wall and base units, offering ample worktop space and room for appliances, along with views to the side aspect. To the rear, a porch provides access to the garden and leads through to a ground floor shower room, fitted with a WC, hand wash basin, and shower, adding further practicality to the layout.

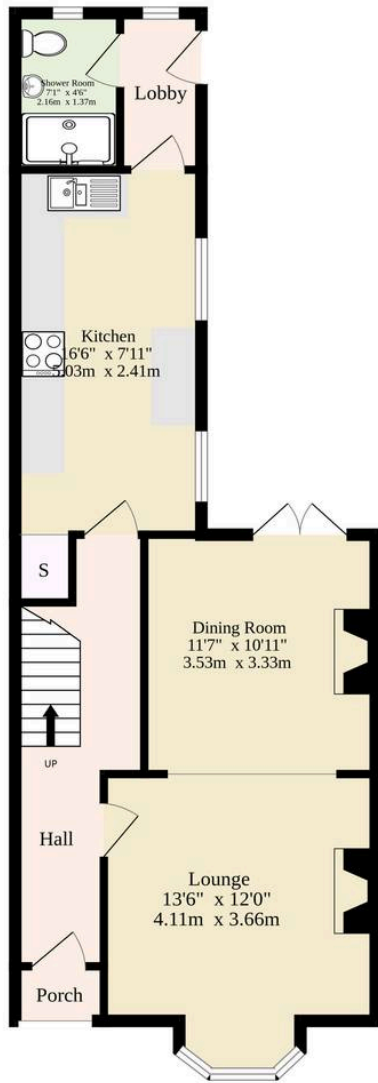
The first floor offers a well balanced arrangement of bedrooms, including two generous double rooms, both featuring period fireplaces, along with a further bedroom and a study, providing flexibility for home working or additional accommodation. One of the bedrooms benefits from its own en suite bathroom, while the remaining rooms are served by a separate family bathroom.

The second floor is dedicated to the principal bedroom, offering a spacious and private retreat with Velux windows allowing for natural light, along with access to additional loft space.

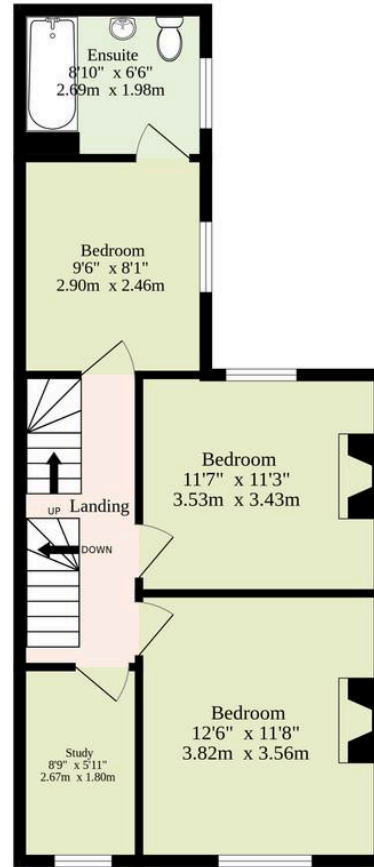
Externally, the property continues to impress. To the front, a gated shingle courtyard provides an attractive approach, with parking available opposite. To the rear, the enclosed garden offers a private and well established outdoor space, featuring patio areas, planted borders, and mature apple and pear trees, creating a pleasant environment for relaxing or entertaining.



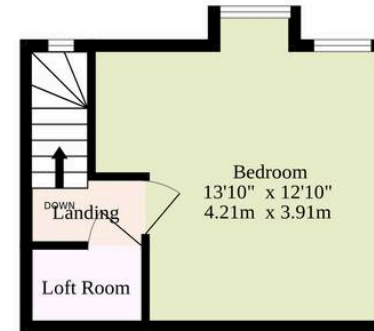
Ground Floor  
514 sq.ft. (47.8 sq.m.) approx.



1st Floor  
527 sq.ft. (49.0 sq.m.) approx.



2nd Floor  
194 sq.ft. (18.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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