



16 Boton Drive, Dereham

Dereham



Minors & Brady

16 Boton Drive

A home that delivers far more than first impressions suggest. This beautifully presented two-bedroom end-of-terrace property offers a superb combination of comfort, space, and everyday practicality. Ideally positioned within easy walking distance of local shops and amenities, it suits a wide range of buyers from first-timers to downsizers. Inside, the accommodation feels warm and welcoming, with well-proportioned rooms designed for modern living. The home benefits from generous parking and excellent storage thanks to a large driveway and detached garage. To the rear, the garden provides a private and versatile outdoor space for relaxing or entertaining. Well maintained throughout and ready to enjoy, this property is not to be missed.

- Beautifully presented two-bedroom end-of-terrace house in a convenient residential location
- Cosy and inviting lounge, perfect for relaxing evenings or hosting guests
- Modern, well-designed kitchen/dining area offering practical space for everyday living
- Two generously sized bedrooms providing flexibility for family life, guests, or home working
- Contemporary family bathroom finished in a clean and neutral style
- Large driveway offering ample off-road parking for multiple vehicles
- Detached garage providing excellent storage, hobby space, or workshop potential
- Well-proportioned rear garden ideal for entertaining, family use, or outdoor relaxation
- Gas central heating contributing to comfort and efficiency throughout the home
- Short walk to local shops and amenities, making day-to-day living easy and convenient





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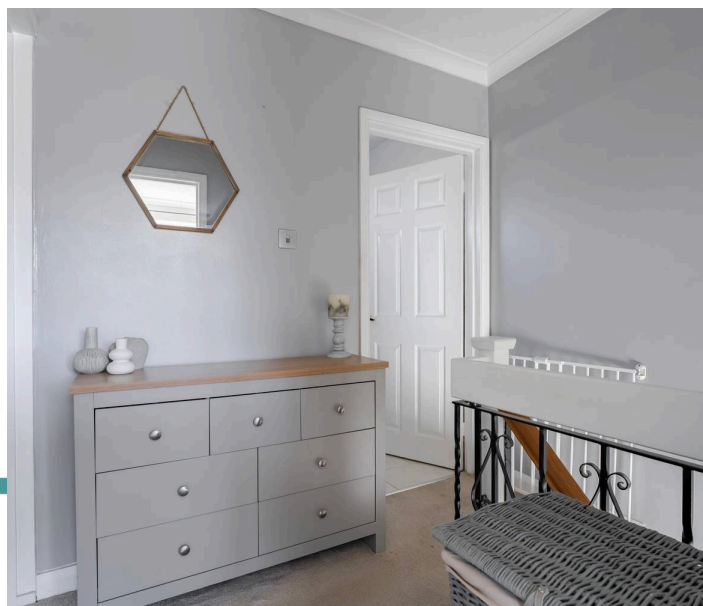
16 Boton Drive

The Location

Boton Drive is positioned within a long-established residential neighbourhood to the east of Dereham town centre, an area that has proved consistently popular with a wide range of buyers. The location offers a strong sense of community while remaining conveniently close to the many amenities Dereham has to offer. Everyday shopping is well catered for, with supermarkets, smaller local stores, cafés, and pubs all within easy reach, while the town centre provides a broader mix of high-street retailers and independent businesses.

Families are particularly well served in this area, with a selection of well-regarded primary and secondary schools nearby, along with childcare facilities and open green spaces for outdoor play. Dereham also benefits from a range of leisure options, including a leisure centre, cinema, bowling alley, and parks, making it easy to enjoy an active lifestyle close to home. Nearby footpaths and walking routes provide opportunities to explore the surrounding countryside and enjoy some of Norfolk's quieter rural scenery.

For commuters, Dereham's location offers excellent connectivity. The nearby A47 allows straightforward access towards Norwich and King's Lynn, while local bus services provide regular connections to neighbouring villages and market towns. Combining practical transport links, strong local amenities, and a settled residential feel, Boton Drive offers an appealing setting for those seeking convenience without compromising on a relaxed, community-focused environment.



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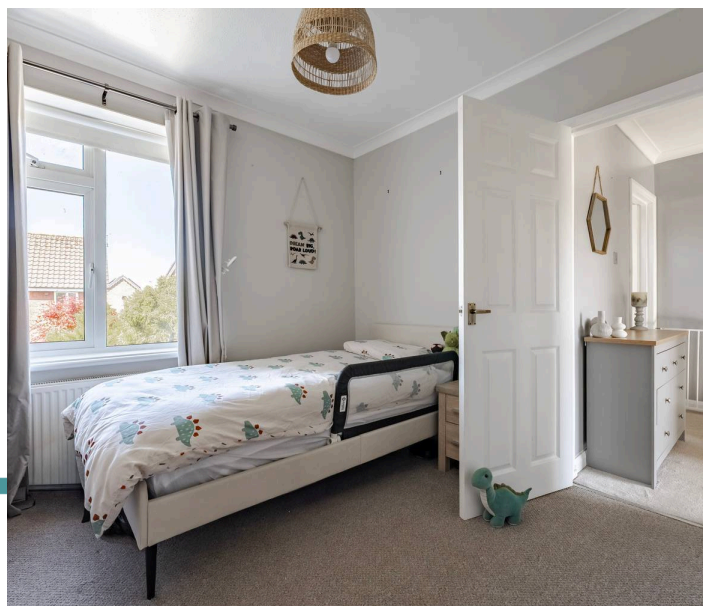
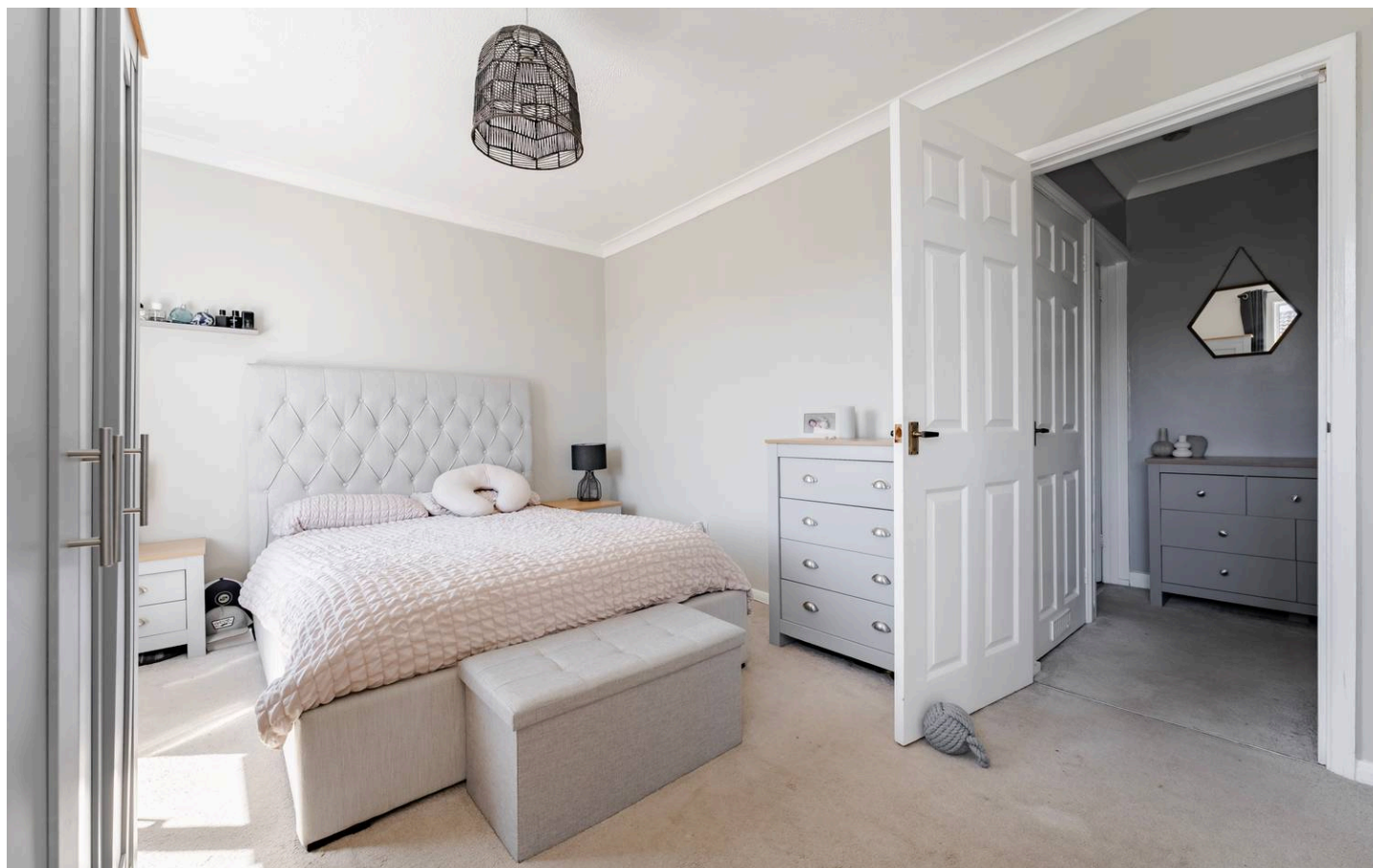
Boton Drive, Dereham

This beautifully presented two-bedroom end-of-terrace home offers a wonderful combination of comfort, practicality, and generous outdoor space, making it an ideal choice for a wide range of buyers. Set within a convenient and well-regarded area, the property is perfectly placed within easy walking distance of local shops and everyday amenities, while still enjoying a pleasant residential setting.

On entering the home, you are welcomed by a useful porch that provides a practical space for coats, shoes, and everyday essentials before leading through to the main living area. The lounge is a cosy and inviting room, ideal for relaxing at the end of the day or spending time with family and friends. Its comfortable proportions make it easy to arrange and personalise, creating a warm and homely atmosphere.

To the rear, the kitchen and dining space offers a modern and functional layout suited to both daily living and entertaining. With ample storage and plenty of workspace, it provides a practical hub for the home, whether preparing meals or enjoying more sociable occasions. The layout works well for everyday use and benefits from good natural light.

Upstairs, the property offers two generously sized bedrooms, both of which are well suited to a range of needs, including family living, guest accommodation, or home working. Each room feels bright and airy, offering comfortable and flexible spaces.



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The accommodation is completed by a well-appointed family bathroom finished in a clean, contemporary style.

One of the standout features of this home is its impressive outdoor space. To the front, a large driveway provides ample off-road parking, complemented by a detached garage that offers excellent storage. The rear garden is well proportioned and ideal for outdoor enjoyment, whether hosting family gatherings, relaxing in the warmer months, or creating a space for children to play.

Overall, this is a well-cared-for and thoughtfully arranged home that offers both indoor comfort and outdoor versatility. With gas central heating, generous parking, and a highly convenient location, it represents a fantastic opportunity for buyers seeking a move-in-ready property that truly feels like home.

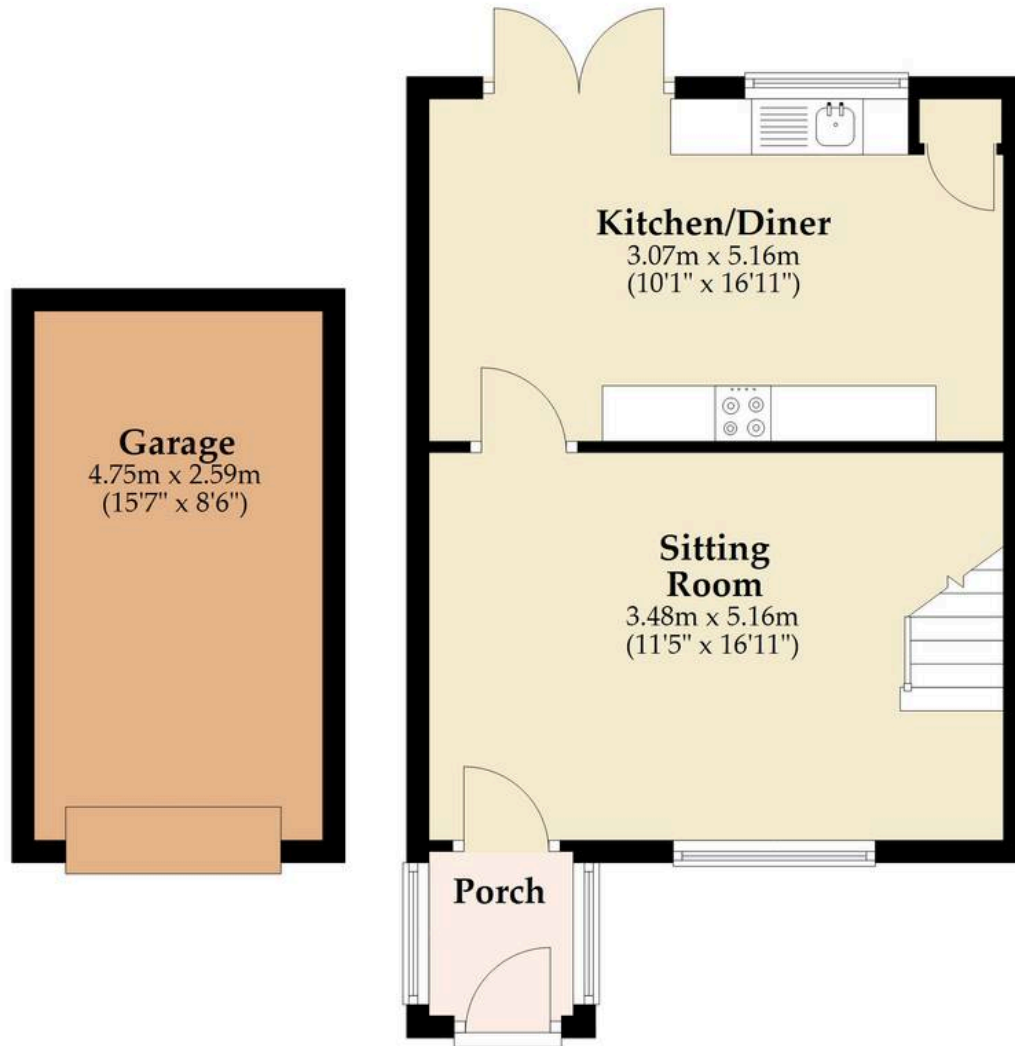
Agents Note

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



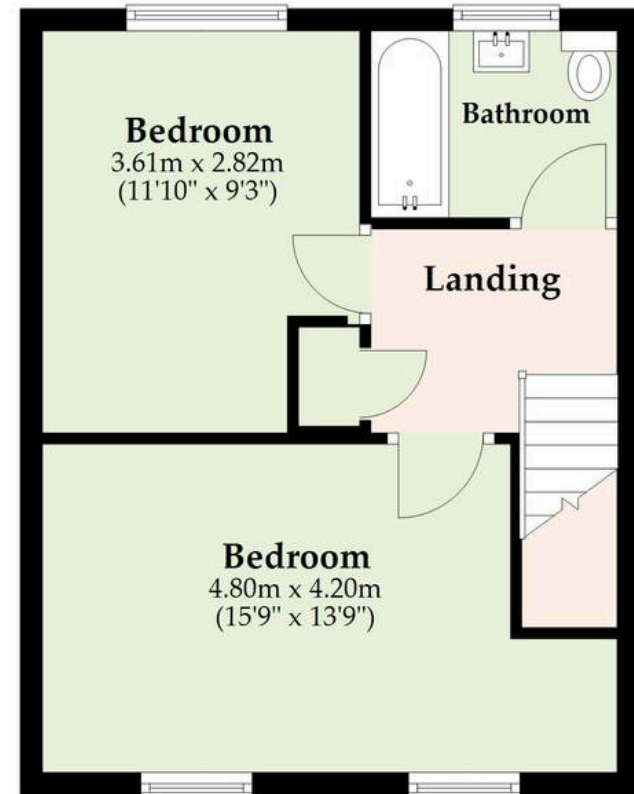
Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 97.0 sq. metres (1044.0 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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 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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