



8 Caddow Close, Dereham

Dereham



Minors & Brady

8 Caddow Close

Offered on a 50% shared ownership basis, this modern two-bedroom end-terraced home provides an affordable way to get onto the property ladder in Toftwood. Built in 2023 by Persimmon Homes, the property still benefits from the remainder of its NHBC, offering added reassurance for buyers. The home features a bright and practical layout, with a fitted kitchen, entrance hall, and convenient cloakroom WC. To the rear, the lounge provides a comfortable living space with French doors opening directly onto the garden, creating a pleasant indoor-outdoor flow. Upstairs, there are two well-proportioned bedrooms along with a modern family bathroom. Externally, the property offers two allocated parking spaces and a fully enclosed rear garden, making it a low-maintenance and appealing option for first-time buyers.

- 50% shared ownership – an affordable way to get onto the property ladder
- Modern two-bedroom end-terraced home built in 2023
- Located on the popular Foxley Park development in Toftwood
- Built by Persimmon Homes
- Remaining NHBC for added peace of mind
- Bright fitted kitchen with space for appliances
- Spacious lounge with French doors opening onto the rear garden
- Two well-proportioned bedrooms
- Modern family bathroom with white suite and shower over bath
- Two allocated parking spaces plus enclosed rear garden for low-maintenance outdoor living





M&B

8 Caddow Close

The Location

Caddow Close enjoys a prime position in one of Dereham's most accessible and community-focused areas, placing everyday convenience right on the doorstep. Just a short stroll leads to the town centre, where an excellent selection of shops and essential services provides everything needed for day-to-day living. Nearby, you'll find well-regarded schools, open parks ideal for weekend outings, and the ever-popular Dereham Leisure Centre for fitness, swimming and family activities.

The surrounding neighbourhood offers a well-established and welcoming atmosphere, with leafy streets and a sense of space that makes it easy to feel at home. Tesco and M&S Simply Food are both close by, along with a convenient petrol station, making daily errands straightforward and efficient.

Commuters and day-trippers benefit from strong transport connections, including frequent bus services to Norwich and surrounding villages, as well as quick access to the A47. Whether travelling for work or exploring the wider Norfolk countryside, the location supports easy and practical travel.

Dereham itself is a lively market town known for its community spirit, good healthcare facilities and a calendar of local events throughout the year. Living on Caddow Close offers a balanced lifestyle, relaxed and neighbourly, yet with modern amenities and transport links within easy reach.



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Caddow Close, Dereham

This is a well-presented two-bedroom end-terraced home located on the popular Foxley Park development in Toftwood. Built in 2023 by Persimmon Homes, the property still benefits from the remainder of its NHBC warranty, offering added peace of mind for any buyer.

It is available on a 50% shared ownership basis.

Inside, the home offers a practical and modern layout. The ground floor features an entrance hall leading to a bright kitchen with a range of fitted units and space for appliances. There is also a convenient cloakroom WC.

To the rear, the lounge provides a comfortable living space with French doors opening directly onto the garden, creating a nice flow between indoor and outdoor areas.

Upstairs, there are two well-proportioned bedrooms along with a family bathroom fitted with a modern white suite including a bath with overhead shower. The landing also provides useful storage and access to the loft space.

Externally, the property has two allocated parking spaces to the front along with pathway access to the entrance. The rear garden is fully enclosed and mainly laid to lawn, offering a private and low-maintenance outdoor space suitable for relaxing or entertaining.



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Overall, this is a modern, low-maintenance home in a well-regarded residential development, close to local amenities and ideal for first-time buyers looking to get onto the property ladder through shared ownership.

Agents Note

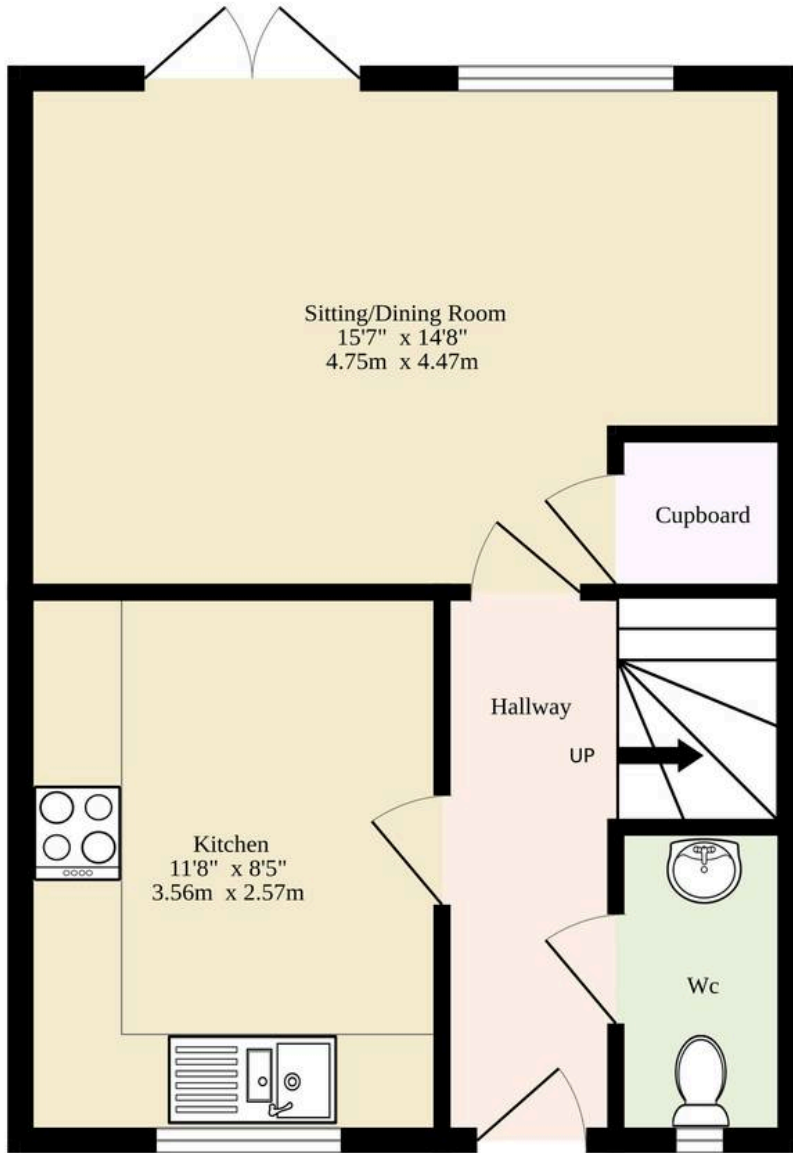
- This property will be sold leasehold with 887 years remaining on the lease.
- Connected to mains water, electricity, gas and drainage.
- Service charge/Rent: £377

This property is available on a shared ownership basis, and eligibility criteria must be met in accordance with the scheme rules. Prospective purchasers should note that specific financial and residency requirements apply.

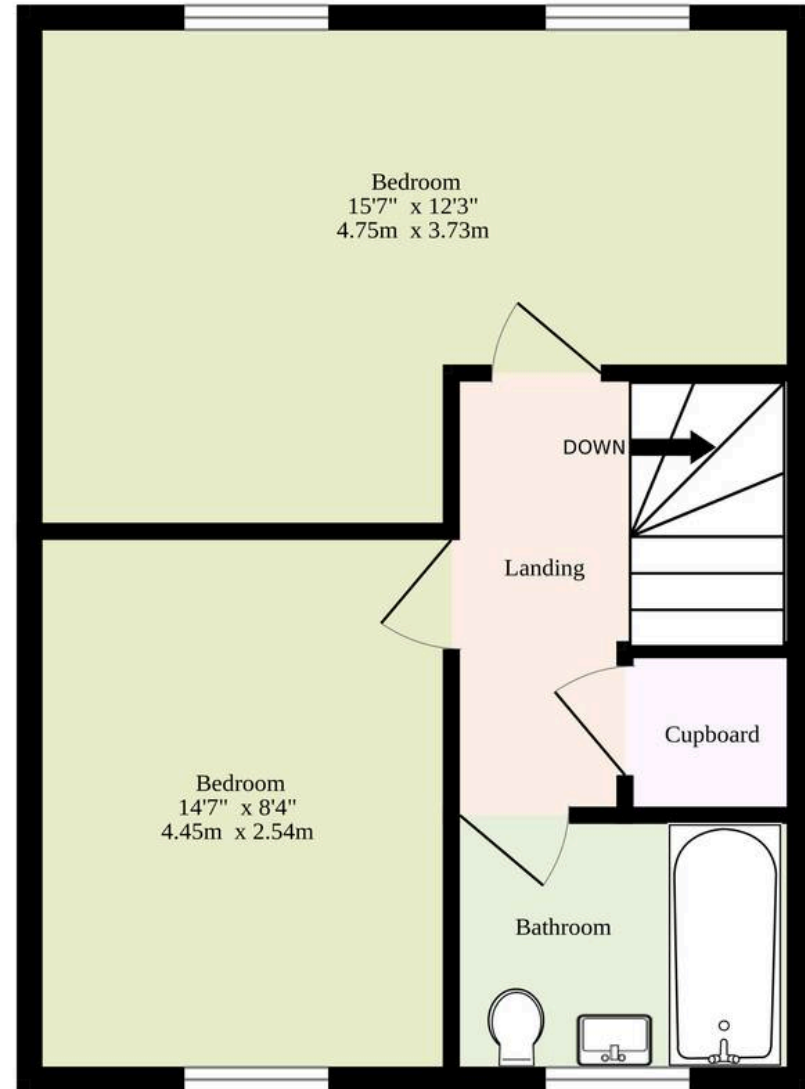
For further details and guidance on eligibility, please contact our Dereham branch.



Ground Floor
396 sq.ft. (36.8 sq.m.) approx.



1st Floor
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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

Your home, our market



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