



26 Brailsford Close, Dereham

Dereham



Minors & Brady

26 Brailsford Close

Set in Brailsford Close, this well-presented four-bedroom detached home is offered with no onward chain, providing an excellent opportunity for buyers seeking a smooth and ready-to-go move. Positioned in a popular residential area close to local amenities, schools and transport links, the property combines generous living space with practical modern features. Multiple reception rooms, including a bright conservatory, create a flexible layout suited to family life and entertaining. A contemporary kitchen, separate utility room and ground-floor WC add everyday convenience, while the main bedroom benefits from its own en suite. The private, low-maintenance rear garden, driveway and integral garage further enhance the appeal. With its versatile accommodation and highly accessible location, this is a home well suited to first-time buyers, investors and growing families.

- Chain-free four-bedroom detached home in a sought-after Dereham location
- Multiple reception spaces, including a bright conservatory ideal for dining or relaxing
- Modern fitted kitchen with integrated appliances plus a separate utility room
- Main bedroom with private en suite, alongside a family bathroom and downstairs WC
- Generous, low-maintenance rear garden offering privacy and outdoor space
- Driveway and integral garage providing secure parking and storage
- Versatile layout suited to families, first-time buyers and investors
- Close to local schools, shops, amenities and public transport links
- Spacious and well-presented throughout, ready to move straight into





M&B

26 Brailsford Close

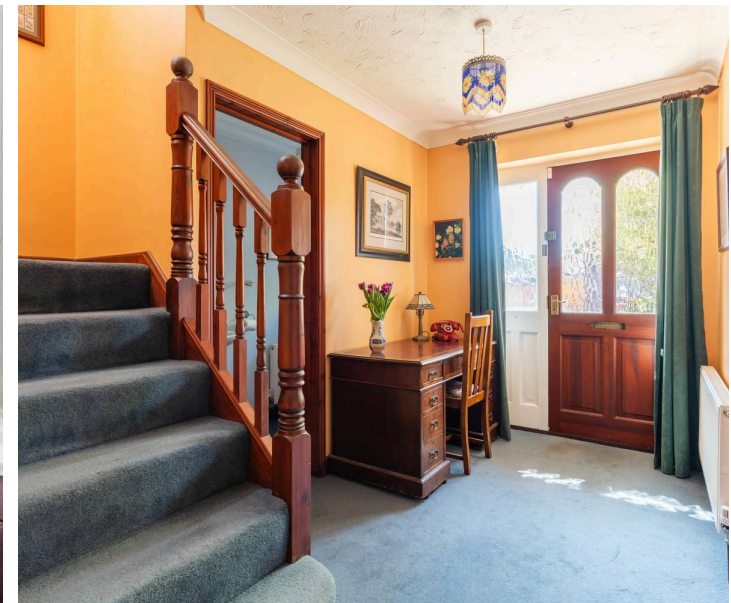
The Location

Brailsford Close is located in the well-served market town of Dereham, offering a peaceful residential setting while remaining close to everyday amenities. The close is made up of modern family homes, many benefiting from private gardens, driveways or off-road parking, making it a practical choice for a range of buyers. Its position within Dereham provides easy access to the town's wide selection of supermarkets, independent shops, cafés and restaurants, ensuring day-to-day needs are well catered for.

Families are well supported in this area, with several schools nearby, including Dereham Neatherd High School and Toftwood Infant and Junior Schools. The town also offers nurseries and additional educational facilities, making it a convenient location for households with children. Public transport links are strong, with regular bus services connecting Dereham to Norwich and surrounding villages, while the nearby A47 provides straightforward road access across the region.

Residents of Brailsford Close benefit from being close to a number of green spaces and leisure opportunities. Neatherd Moor, one of Dereham's most popular open areas, is ideal for dog walking, running and enjoying nature. Local landmarks such as Dereham Windmill add character to the area, while the town's leisure centre, with its swimming pool, gym and sports facilities, offers plenty of options for fitness and recreation.

With its blend of convenience, community amenities and access to outdoor spaces, Brailsford Close is a desirable location for both families and professionals seeking a well-connected yet relaxed place to call home.



M&B

26 Brailsford Close

Brailsford Close, Dereham

This beautifully presented four-bedroom detached home is offered to the market with no onward chain, making it an ideal choice for buyers looking for a smooth and straightforward move. Positioned just off the popular Greenfields Road area of Dereham, the property enjoys a convenient setting close to local amenities, schools and transport links, while still offering the privacy and comfort expected from a modern family home.

Inside, the property provides generous and versatile living space. The entrance hall leads into two bright reception rooms, offering flexibility for family life, entertaining or home working. A standout feature is the impressive conservatory, which brings in an abundance of natural light and creates a welcoming additional living area overlooking the garden. The modern fitted kitchen is well-equipped with integrated appliances and offers plenty of storage and preparation space, while the adjoining utility room provides further practicality for laundry and household tasks. A downstairs WC completes the ground floor layout.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, adding an extra level of comfort and privacy. The remaining bedrooms are served by a family bathroom, making the layout ideal for families, guests or those needing space for hobbies or a home office.



26 Brailsford Close

Externally, the property enjoys a generous plot with a private, low-maintenance rear garden that is not overlooked, offering a peaceful space for outdoor dining or relaxation. To the front, a shingle driveway provides ample off-road parking and leads to an integral garage, giving both storage and secure parking options.

With its spacious accommodation, modern features and convenient location, this home is perfectly suited to first-time buyers, investors and growing families seeking a ready-to-move-into property in a well-connected part of Dereham.

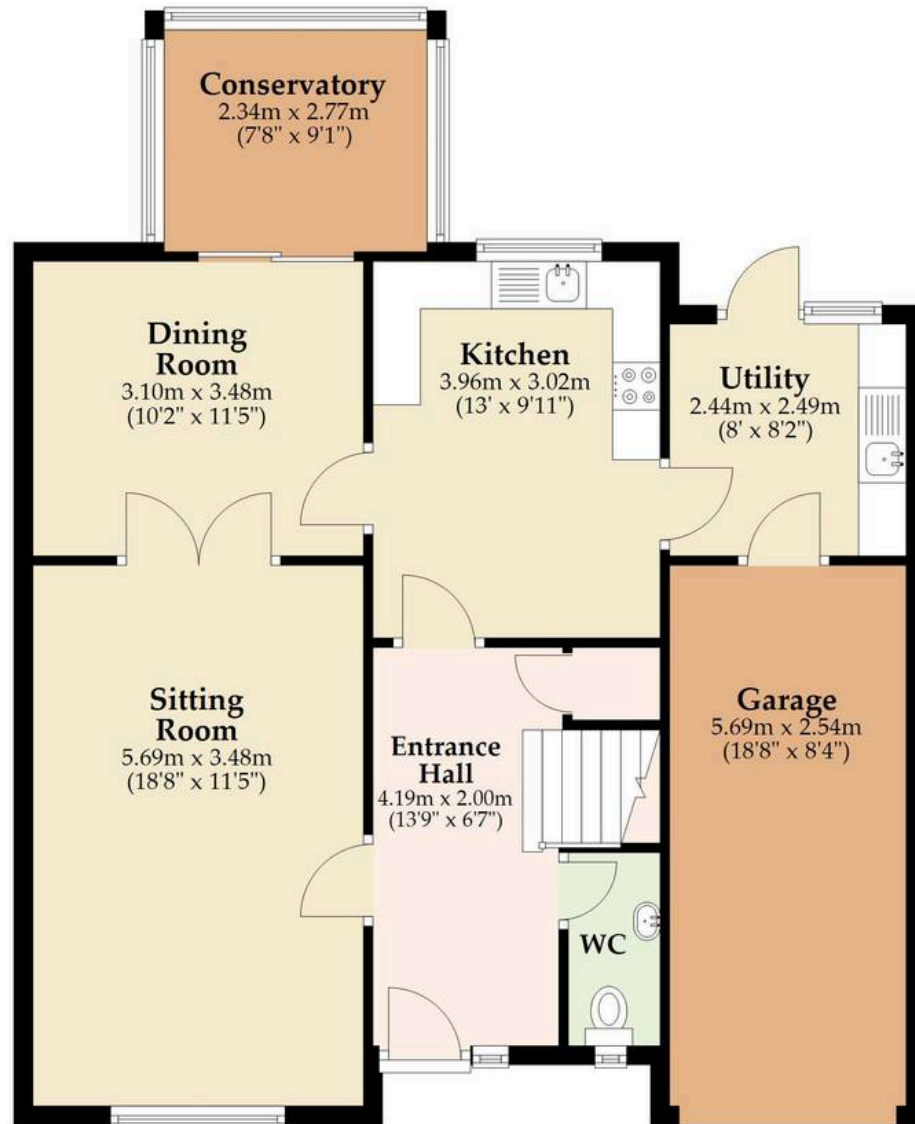
Agents Note

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



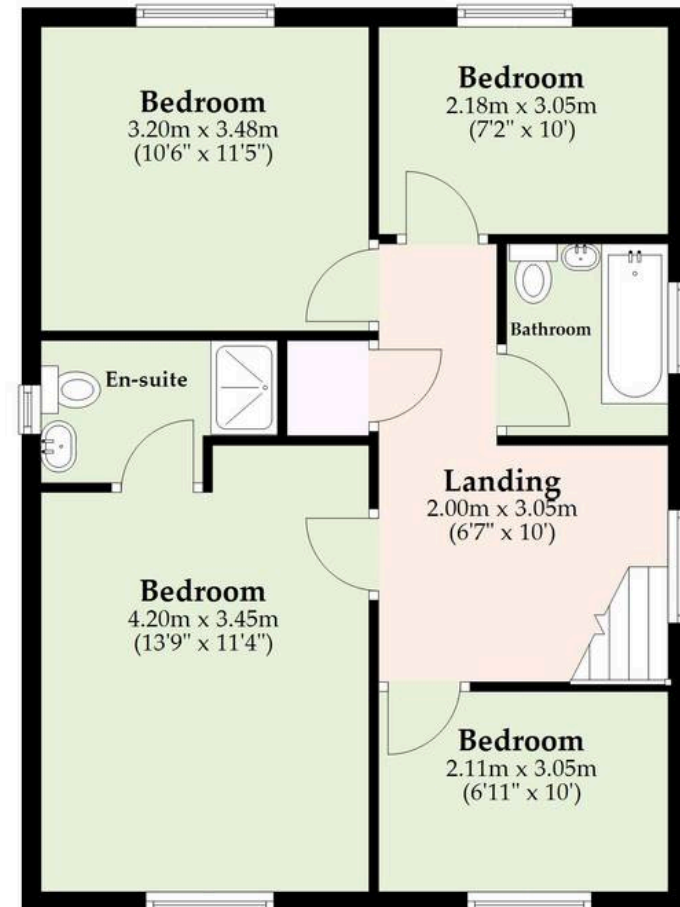
Ground Floor

Approx. 84.3 sq. metres (907.6 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 144.7 sq. metres (1557.0 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk