



22 Elvin Road, Dereham

Dereham



Minors & Brady

22 Elvin Road

Dereham

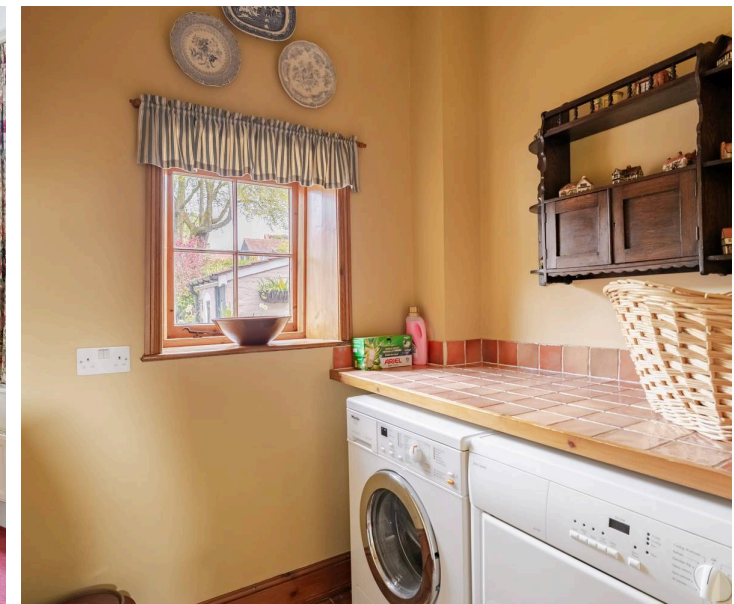
Some homes have a way of drawing you in from the moment you arrive, and this cottage is very much one of them. There's an immediate sense of comfort and familiarity, rooms that feel naturally lived-in, light that falls softly throughout the day, and a gentle character that makes everyday life feel that little bit more enjoyable. Set along a quiet residential road in Dereham, it offers a thoughtful balance of charm and practicality, with an open-plan living space, a welcoming farmhouse-style kitchen and three well-presented bedrooms arranged over three floors. The garden is a particular highlight: generous, private and beautifully tended, with established planting, peaceful seating spots and useful outbuildings that add real versatility. Altogether, it's a home that feels warm, grounded and ready to be enjoyed, while still offering space for your own ideas and future plans.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas combi heater.



M&B



M&B

22 Elvin Road

Dereham

- Furniture is negotiable!
- Characterful cottage located down a quiet, residential road in the market town of Dereham
- Lovingly cared for by the current owners, showcasing a beautiful, country-feel home that can easily adapt to your own preferences and style
- Easy walk to the town centre, offering a wide range of essential amenities, including independent shops, supermarkets, cafes, schools for all ages and transport links
- Stunning, open-plan living/dining room with a bay-fronted window and a traditional fireplace, creating an effortless flow for everyday living and hosting
- Farmhouse-style kitchen fitted with timber cabinetry, a butler sink, an oven and under-counter areas for appliances
- First-floor hosts two double bedrooms, one of which is 17ft with a feature fireplace and built-in storage, both complemented by a traditional style bathroom
- Second-floor bedroom is a generous double, filled with natural light from the skylight window
- A private, extensive garden featuring various seating areas, a maintained lawn, raised established beds, colourful planting and mature trees
- Multiple storage sheds, an outdoor WC and an outbuilding that can be utilised as a workshop or a garage for storage use



M&B

22 Elvin Road

Dereham

Dereham

Elvin Road sits in a calm residential pocket on the eastern side of Dereham, giving you that easy blend of neighbourhood quiet and quick access to everyday essentials. The town centre is roughly a 10–15 minute walk, so cafés, independent shops, and the weekly market are close enough to fold naturally into daily routines. Local convenience stores sit within a short stroll, while larger supermarkets, including Tesco Extra, Morrisons, and Aldi, are only a few minutes away by car, making errands straightforward.

Families benefit from having several well-regarded schools nearby. Toftwood Infant and Junior Schools, Dereham Church of England Junior Academy, and Neatherd High School are among the closest options, all within a practical distance for school runs. Transport links are solid for a market town: Dereham's bus connections provide direct routes to Norwich, King's Lynn, and surrounding villages, and the A47 is easily reached for smooth travel across Norfolk.

The area suits a lifestyle that values convenience without giving up green space. Nearby parks, walking routes, and community facilities make it easy to stay active, while Dereham's leisure centre, cinema, and local pubs add variety to evenings and weekends. Elvin Road's setting offers a steady, grounded way of living, close to what you need, with room to enjoy the slower pace that makes Dereham appealing.



M&B

22 Elvin Road

Dereham

A characterful cottage set along a quiet residential road in the market town of Dereham, this home offers an appealing blend of period charm and everyday comfort. It has been carefully maintained by its current owners, resulting in a property that feels warm, settled and full of gentle character, while still offering plenty of scope for a new owner to shape it to their own style.

The entrance hall is bright and welcoming, creating an immediate sense of ease as you step inside. From here, a practical utility room provides a dedicated space for laundry appliances and household essentials, helping to keep the main living areas calm and uncluttered.

The open-plan living and dining room forms the heart of the home. Natural light fills the space through the bay-fronted window, softening the room and highlighting the traditional fireplace that brings a sense of heritage and comfort. The layout flows naturally, offering a sociable setting for gatherings as well as a relaxed environment for quieter moments. It is a room that lends itself effortlessly to everyday living.

The farmhouse-style kitchen continues the home's understated rustic feel, with timber cabinetry, a butler sink and an oven set within a warm, inviting scheme. It is a functional and characterful space, ready for both practical weekday cooking and slower, more leisurely weekends.



M&B

22 Elvin Road

Dereham

The first floor hosts two double bedrooms, each thoughtfully presented with soft tones and traditional styling. One is notably generous, complete with a feature fireplace and built-in storage, while both are served by a traditional bathroom with classic finishes.

The second-floor bedroom is another comfortable double, filled with natural light from a skylight window. Across all three rooms, the décor creates a sense of calm, with traditional wallpaper and warm furnishings that enhance the cottage's character.

The garden is a standout feature-private, extensive and clearly cherished. A maintained lawn sits among raised beds, established planting and mature trees that bring colour and structure throughout the seasons. Several seating areas are positioned to follow the sun, offering inviting spots for outdoor dining, reading or simply enjoying the surroundings. Practical additions include multiple storage sheds, an outdoor WC and a versatile outbuilding that can be used as a workshop or for storage.



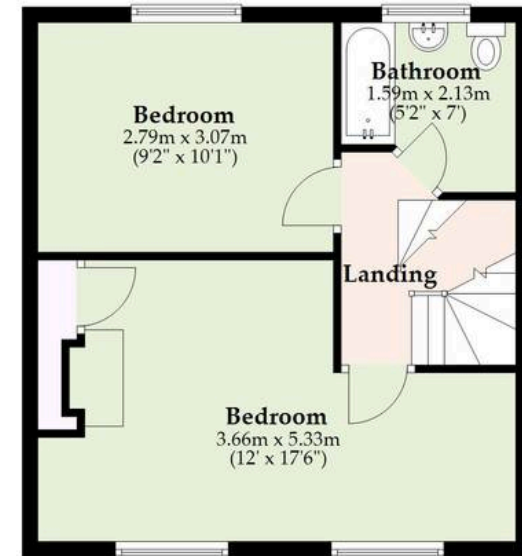
Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



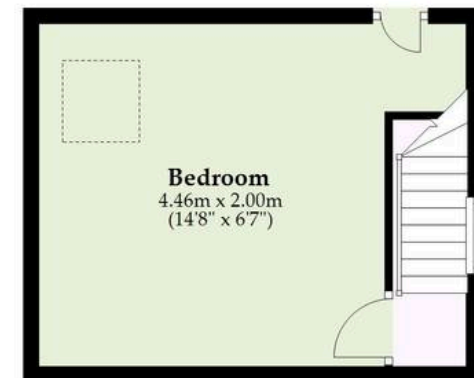
First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.4 sq. feet)



Total area: approx. 122.1 sq. metres (1314.7 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