



17 Caddow Close, Dereham

Dereham



Minors & Brady

## 17 Caddow Close

A smart, modern home with stylish finishes and a standout garden, perfect for everyday living. This three-bedroom property offers a well-balanced layout, ideal for families or those looking for extra space. The welcoming sitting room features contemporary acoustic panelling and a neutral finish, creating a comfortable place to relax. To the rear, the kitchen diner provides a bright and practical space, with French doors opening out to the garden. Upstairs, three bedrooms include a light-filled main bedroom with en-suite, alongside a family bathroom. Outside, the beautifully maintained garden offers the perfect mix of lawn and patio, making it an ideal space to enjoy all year round.

- Stylish three-bedroom home with a warm, welcoming feel throughout
- Modern sitting room with eye-catching acoustic feature panelling
- Bright kitchen diner with French doors – perfect for indoor-outdoor living
- Neutral kitchen with wood-style worktops for a timeless finish
- Main bedroom filled with natural light from triple window front aspect
- En-suite shower room adding a touch of everyday luxury
- Two further bedrooms ideal for family, guests, or a home office
- Well-maintained garden that's the perfect size for relaxing or entertaining
- Generous patio area ideal for summer seating and dining
- Private driveway with parking for two cars right outside your door





M&B

# 17 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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Dereham, Dereham

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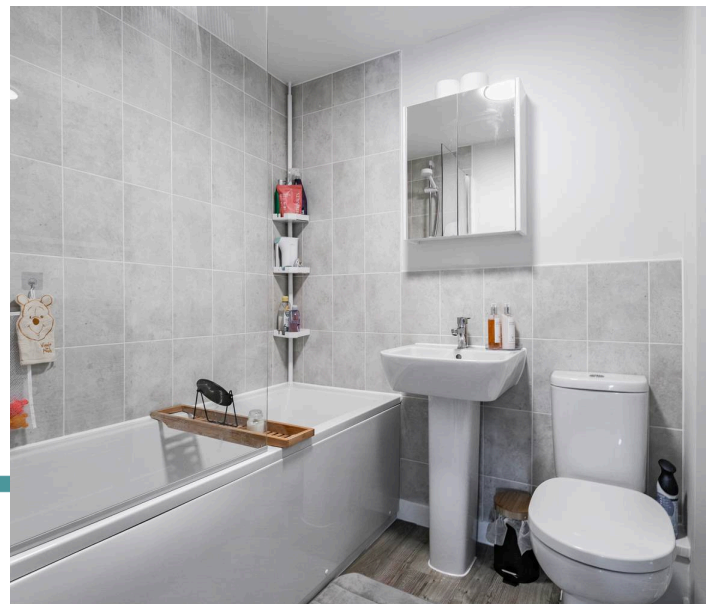
This well-presented three-bedroom home is situated on a pleasant estate in Dereham, offering a practical and welcoming living environment ideal for a range of buyers. The property benefits from a brickweave driveway to the front, providing off-road parking for two vehicles and adding to its attractive kerb appeal.

A porch entrance leads into the home, opening into a comfortable sitting room finished in neutral tones, with feature acoustic panelling adding a modern and stylish touch. The space feels both cosy and contemporary, making it ideal for relaxing or entertaining.

To the rear, the kitchen diner provides a bright and functional hub of the home. Fitted with neutral cabinetry and wood-style worktops, it offers a clean and timeless look, with space for appliances and dining.

French doors open directly out to the garden, allowing for plenty of natural light and easy access to outdoor space.

Upstairs, the property offers three bedrooms, including a well-proportioned main bedroom with space for furnishings, three windows creating a light-filled atmosphere, and the added benefit of an en-suite shower room. A main family bathroom serves the remaining bedrooms, providing a practical layout for everyday living.



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Externally, the rear garden is a standout feature, offering a generous and well-maintained space that strikes the perfect balance between lawn and patio. Designed to be both attractive and easy to enjoy, it provides plenty of room for outdoor seating, entertaining, or simply relaxing.

Overall, this is a smart and well-balanced home, combining modern touches with practical living spaces, all set within a popular and convenient location.

### Agents Note

This property will be sold freehold.

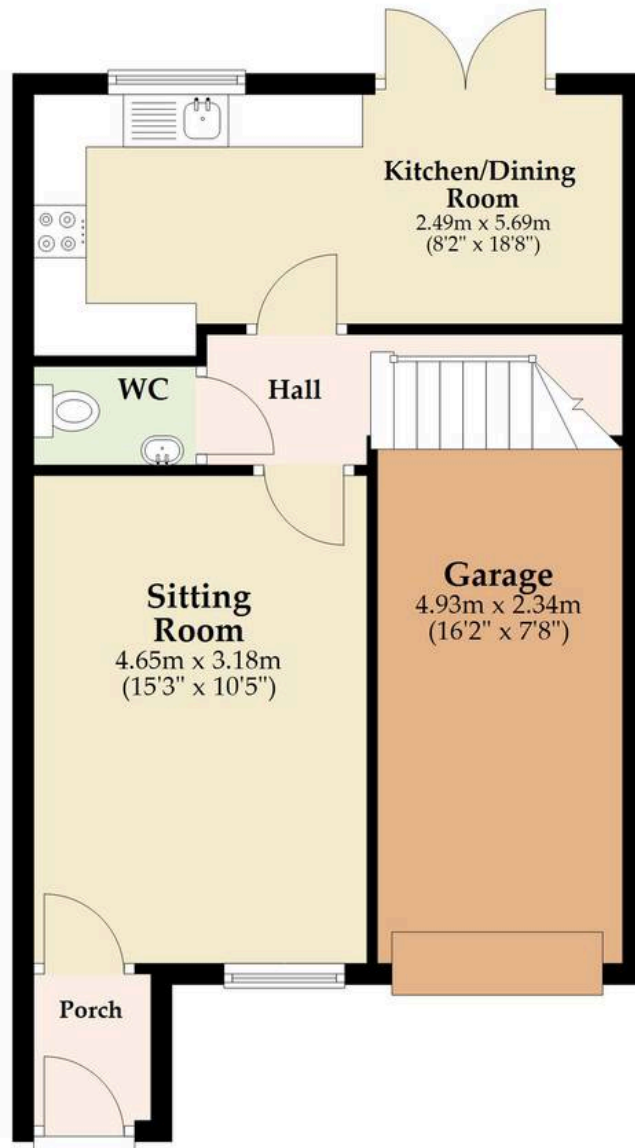
Connected to mains water, electricity, gas and drainage.

Air-con is available in most rooms throughout the home too.



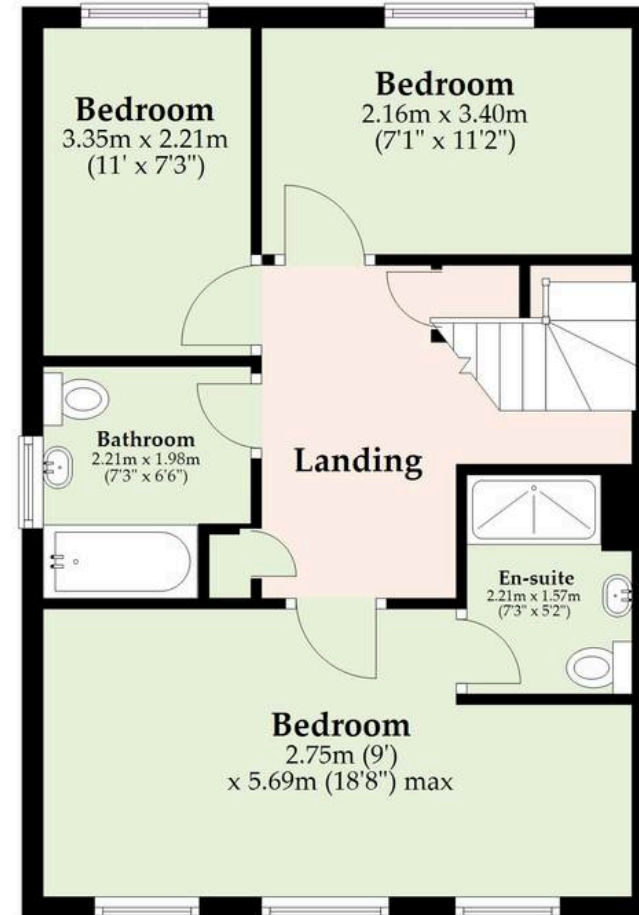
## Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



## First Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 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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