



7 Caddow Close, Dereham

Dereham



Minors & Brady

## 7 Caddow Close

A stylish, move-in-ready home combining modern comfort with a warm, welcoming feel from the moment you arrive. Set within the sought-after market town of Dereham, this beautifully presented three-bedroom property offers an attractive light brick exterior and private parking. Inside, soft grey carpeting and a calm, contemporary palette run throughout, creating a cohesive and inviting atmosphere. The spacious sitting room and impressive kitchen/diner form a natural hub for everyday living and entertaining, with direct access to the garden. Upstairs, three well-proportioned bedrooms include a principal suite with en suite, alongside a modern family bathroom. Outside, the garden backs onto mature trees, providing a private and peaceful setting to relax or entertain.

- Stylish three-bedroom home in the town of Dereham
- Attractive light brick exterior with strong kerb appeal
- Two allocated parking spaces on brickweave driveway
- Spacious and comfortable sitting room
- Modern kitchen/diner with patio doors to the garden
- Soft grey carpeting throughout living areas and bedrooms
- Principal bedroom with en-suite shower room
- Contemporary family bathroom and ground floor WC
- Enclosed rear garden with patio and mature tree backdrop
- Ideal for first-time buyers or low-maintenance modern living





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## 7 Caddow Close

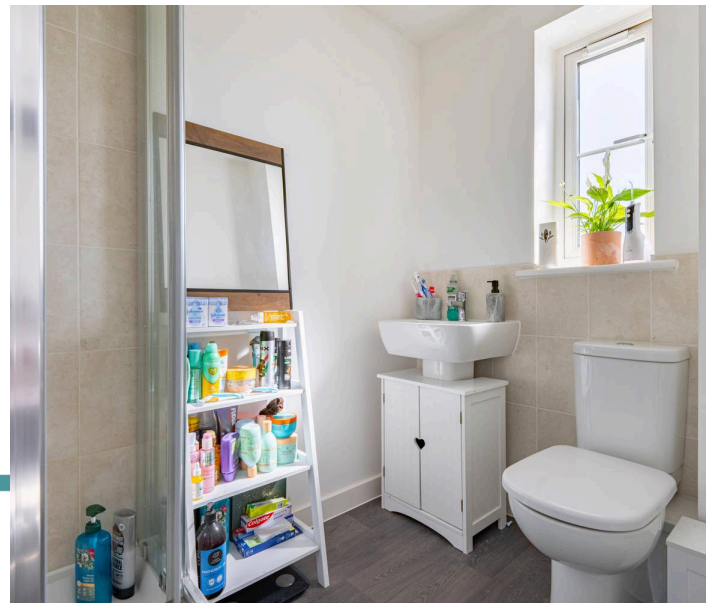
### The Location

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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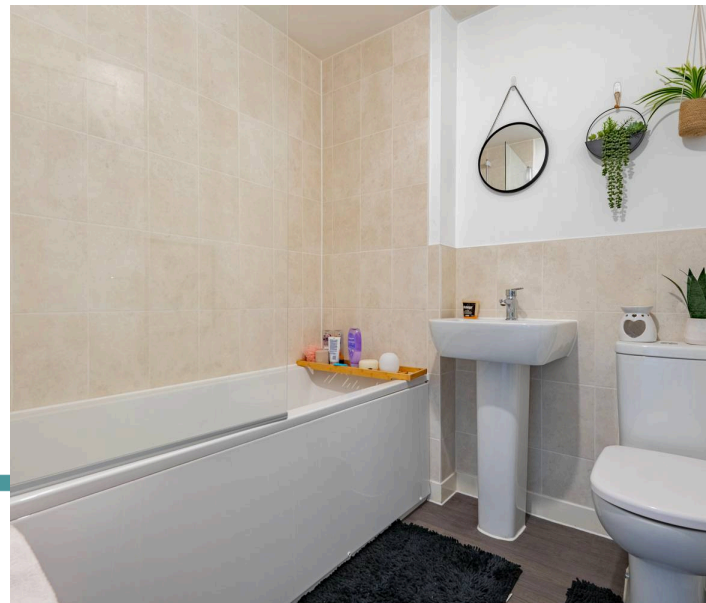
This beautifully presented three-bedroom home is situated within the highly sought-after market town of Dereham, offering a superb standard of modern living with a warm and welcoming feel throughout.

With its attractive light brick exterior and a neat brickweave driveway providing parking for two vehicles, the property creates an immediate sense of charm and kerb appeal.

Stepping inside, a welcoming entrance hall leads through to a comfortable sitting room, finished with soft grey carpeting that adds a calm and homely touch. The impressive kitchen/diner forms the true heart of the home, styled in light, contemporary tones with sleek chrome fixtures. Offering generous space for both appliances and dining, the room is perfectly suited to everyday living as well as entertaining, with patio doors opening directly onto the rear garden.

A conveniently placed WC completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all finished with the same soft grey carpeting, creating a cohesive and relaxing feel throughout. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining rooms, ensuring comfort and practicality.



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Outside, the rear garden is mainly laid to lawn and features a patio seating area, ideal for outdoor dining and enjoying warmer days. Backing onto mature trees, the garden offers a peaceful outlook and a good level of privacy.

With its stylish yet comfortable presentation, thoughtful finish and desirable location, this home is perfect for first-time buyers or anyone seeking a modern, low-maintenance property with a welcoming and personal feel in Dereham.

### Agents Note

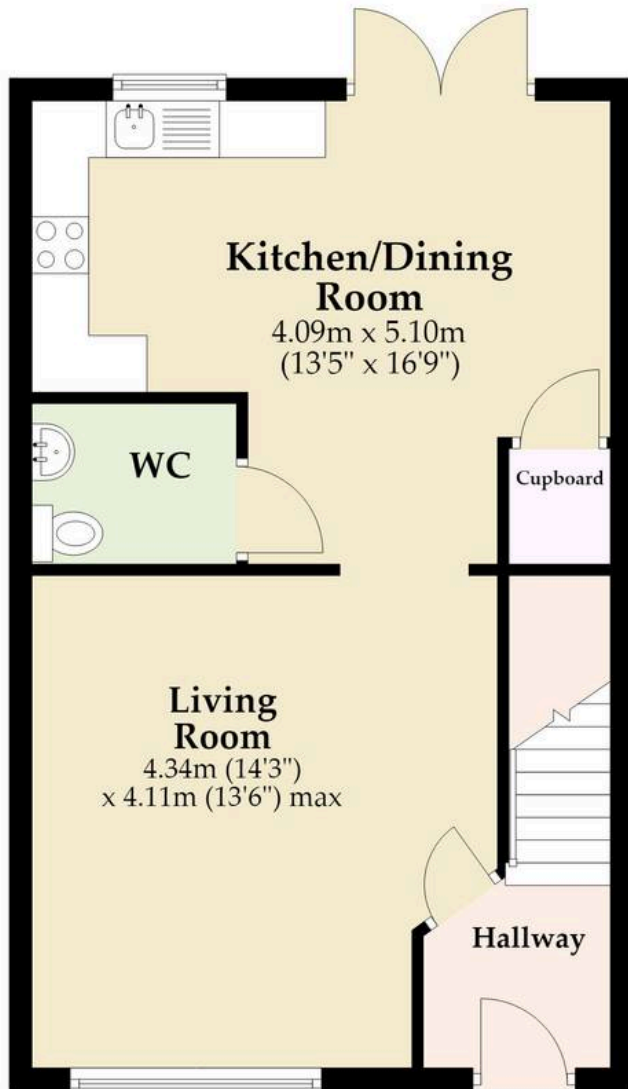
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance: £187 paid annually.



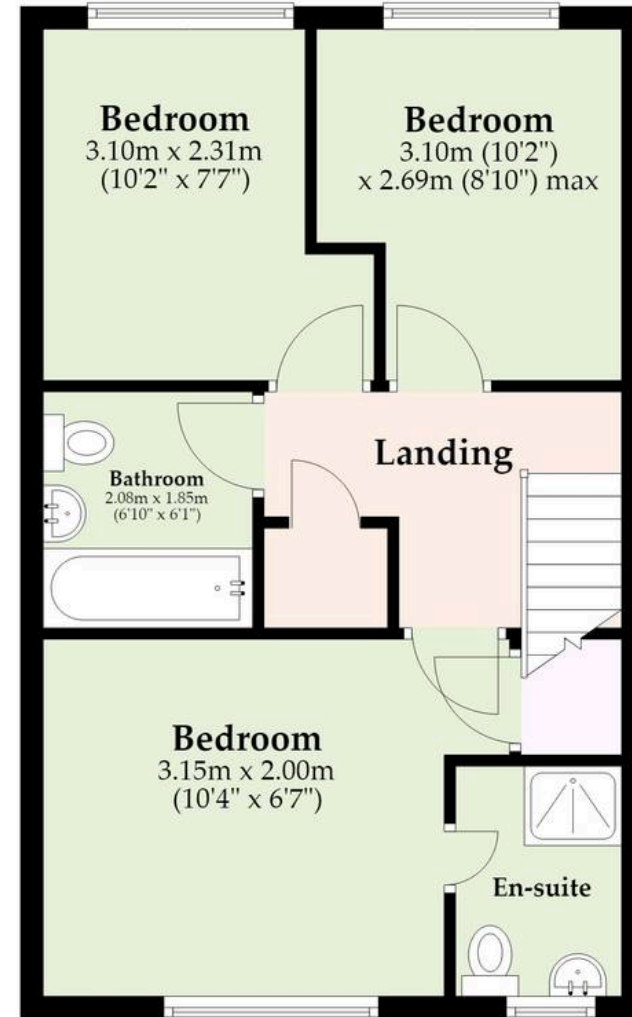
## Basement

Approx. 43.5 sq. metres (468.6 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 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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