



143 Shipdham Road, Dereham

Dereham



Minors & Brady

# 143 Shipdham Road

A fantastic opportunity to secure a spacious, well-designed detached home ideally suited to modern family living. This attractive property offers well-balanced accommodation, including three generously sized bedrooms, a bright and welcoming lounge perfect for everyday use, and a separate dining area well suited to both family meals and entertaining. The kitchen/breakfast room provides ample worktop and storage space, complemented by a separate utility room that adds valuable practicality and helps keep the main living areas organised. A well-appointed family bathroom serves the first floor, while the overall layout offers flexibility to suit a range of lifestyles. Outside, the private and enclosed rear garden provides a pleasant space for relaxation, play or outdoor dining. Completing the property is a large garage and driveway parking, offering excellent convenience and storage to support day-to-day living.

- Spacious detached family home offering a practical and well-balanced layout throughout
- Three generously proportioned bedrooms ideal for family living, guests or home working
- Bright, airy lounge that feels instantly welcoming and easy to relax in
- Separate dining space perfect for entertaining, family meals or social gatherings
- Dedicated utility room keeping daily routines organised and clutter-free
- Sensibly arranged family bathroom serving all bedrooms with ease
- Private, enclosed rear garden ideal for outdoor dining, play or quiet retreat
- Large garage providing excellent storage, workspace or secure parking
- Driveway parking adding everyday convenience and strong kerb appeal





M&B

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## The Location

Shipdham Road in the thriving market town of Dereham offers an outstanding location that perfectly balances convenience and accessibility. Just a short distance away, residents can enjoy easy access to popular stores such as Lidl and Tesco Extra, making everyday shopping simple and stress-free. The area also benefits from a wide selection of dining options, ranging from convenient fast-food outlets to relaxed sit-down restaurants, catering to a variety of tastes. For commuters, the nearby A47 provides excellent transport links to surrounding towns and cities, ensuring smooth and efficient travel.

Dereham's lively town centre is also close at hand from Shipdham Road, offering a broad range of amenities to suit a variety of lifestyles. Families are well served by reputable local schools within the area, while leisure and recreational facilities provide activities for all ages. The town is home to a mix of independent cafés alongside well-known brands such as Starbucks and Costa, all conveniently clustered together. Social and entertainment options are equally appealing, with venues including Wetherspoons and a choice of local pubs and restaurants providing great places to meet, relax and unwind.



# 143 Shipdham Road

## Shipdham Road, Dereham

This spacious and well-presented three-bedroom detached home offers comfortable, well-proportioned accommodation set on a generous plot. The property combines practicality with charm, featuring a private rear garden, large garage and ample driveway parking, making it well suited to families and those seeking flexible living space.

Upon entering, you are welcomed by a light and airy entrance hall that provides a pleasant introduction to the home and access to the main ground-floor rooms. The layout is thoughtfully arranged, offering a balance of open flow and defined living areas. The lounge is generous and inviting, filled with natural light and offering ample space for comfortable seating, ideal for relaxing or spending time with family.

The dining area is a versatile and well-proportioned space, suitable for everyday meals or more formal entertaining. Its position allows for easy connection to both the lounge and kitchen, creating a sociable and practical living environment. The kitchen/breakfast room is well equipped with ample worktop and storage space, making day-to-day cooking straightforward, with room for informal dining.

Just off the kitchen, the separate utility room provides additional workspace and space for laundry appliances, helping to keep the main kitchen area organised and clutter free. This practical addition enhances the overall functionality of the home and is particularly useful for busy households.



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Upstairs, the accommodation continues to impress with three well-proportioned bedrooms. The main bedroom is a comfortable double with space for wardrobes and additional furniture, while the remaining bedrooms are ideal for children, guests or use as a home office. A centrally located family bathroom serves all bedrooms and features a clean, practical suite.

Outside, the enclosed rear garden offers a private space for outdoor enjoyment, whether for gardening, entertaining or family activities. To the front, the driveway provides generous off-road parking and leads to a large garage, ideal for additional storage, workshop space or secure parking. Overall, this attractive property offers a balanced layout, excellent outdoor space and practical features ideal for modern living.

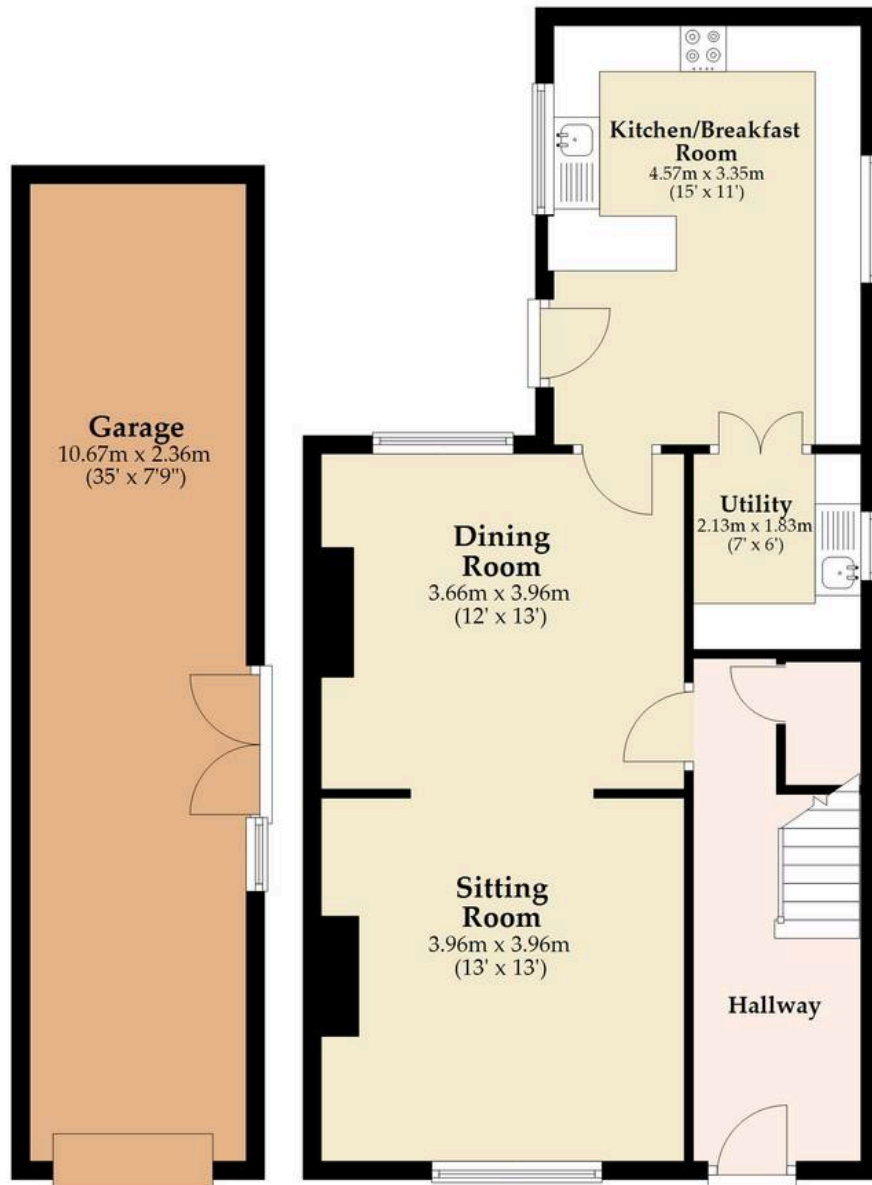
### Agents Note

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



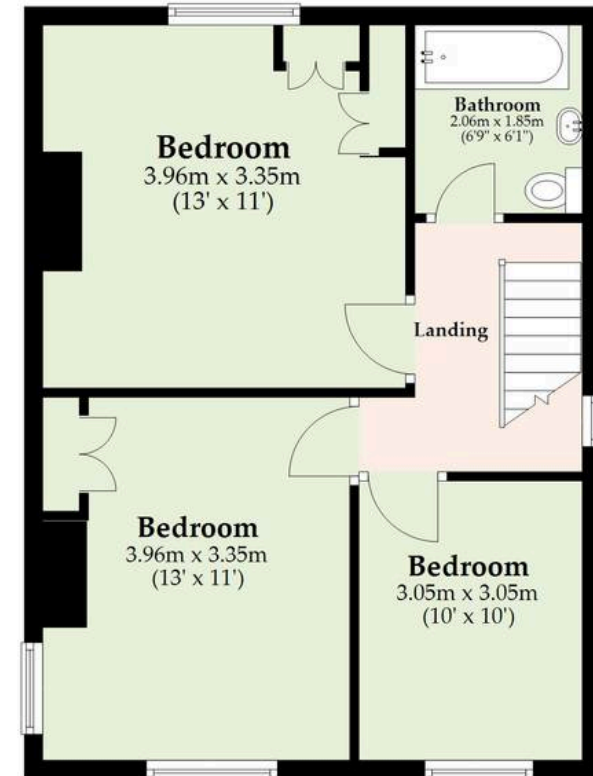
## Ground Floor

Approx. 86.3 sq. metres (929.2 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

Sqft excludes hall, landing and garage.

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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