



Jacaranda Park Road, Dereham

Dereham

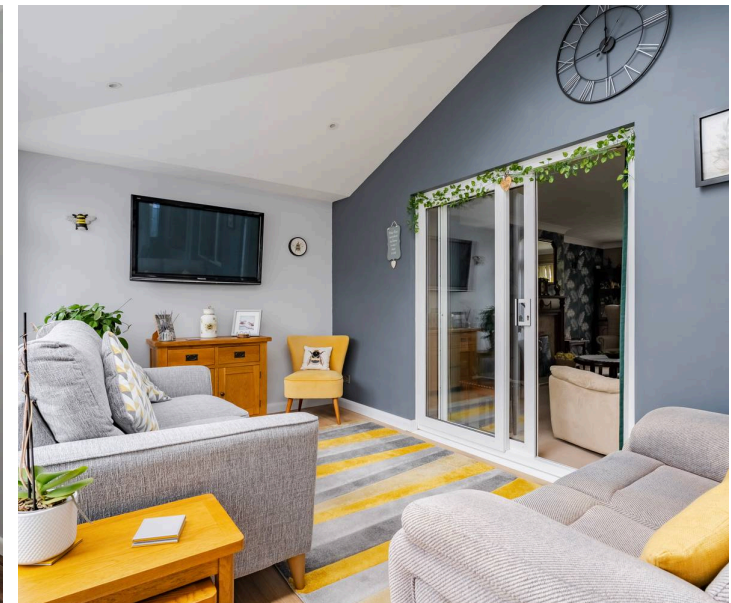


Minors & Brady

## Jacaranda Park Road

A beautifully located semi-detached home combining charm, space and everyday practicality, Jacaranda occupies a highly desirable position within Dereham and offers a thoughtfully arranged layout that works perfectly for modern living. The ground floor features a welcoming sitting room, a separate dining room and a bright garden room that creates a natural connection with the outdoor space. A centrally positioned kitchen, complemented by a useful utility room and ground-floor WC, adds excellent functionality to the home. Upstairs, three well-proportioned bedrooms are served by a practical shower room, offering flexible accommodation for a range of needs. Externally, the property is enhanced by a gated brickweave driveway and garage, along with a neat, well-maintained garden featuring a lawn, established shrubbery and a patio area ideal for outdoor dining, with convenient access into the garage from the garden.

- Attractive semi-detached home with well-balanced accommodation over two floors
- Excellent position within Dereham, ideal for convenient day-to-day living
- Gated brickweave driveway providing secure off-road parking
- Garage offering additional parking, storage or workshop potential
- Welcoming sitting room complemented by a separate dining room
- Bright garden room creating a seamless link to the rear garden
- Practical kitchen with adjoining utility room and ground-floor WC
- Three well-proportioned bedrooms served by a first-floor shower room
- Neat, well-maintained garden with lawn, established shrubbery and patio seating area with direct garage access



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# Jacaranda Park Road

## The Location

Ideally positioned within easy walking distance of Dereham town centre, this property offers a highly convenient yet pleasantly setting. Everyday essentials are close at hand, with supermarkets and a local pub just a short walk away, making day-to-day living simple and accessible.

A little further on, the town centre can be reached comfortably on foot, where you'll find a wide range of amenities including additional shops, pharmacies, a doctor's surgery, dentists, as well as leisure facilities such as a cinema, bowling alley and leisure centre. There is also a good selection of pubs, cafés and restaurants to enjoy, along with schools catering for all ages.

The property benefits from straightforward access to the A47, making it well placed for travel to nearby towns and beyond. Despite this connectivity, it sits on the edge of Dereham, offering a quieter, more relaxed environment compared to more central locations. This balance of peaceful surroundings and the ability to walk into town makes it an appealing choice for those seeking both convenience and a sense of space.



# Jacaranda Park Road

## Park Road, Dereham

Set in a highly desirable position within Dereham, Jacaranda is an attractive semi-detached home offering well-balanced accommodation, excellent practicality and a strong sense of privacy. The property benefits from a gated brickweave driveway and garage, creating an appealing frontage with secure off-road parking, while the internal layout has been thoughtfully arranged to suit modern day-to-day living.

The ground floor welcomes you into a central entrance hall which provides good separation between the main living spaces. To the front of the home sits a comfortable sitting room, ideal for relaxing evenings or quieter moments, while the adjoining dining room offers a dedicated space for family meals and entertaining. The kitchen is neatly positioned at the heart of the house, offering practical storage and work surfaces with easy access to the rest of the ground-floor accommodation.

Towards the rear, a bright garden room provides an excellent additional living space, enjoying views over the garden and offering flexibility as a second sitting area, hobby room or informal family space. A separate utility room adds further convenience by keeping household tasks discreetly tucked away, while a ground-floor WC completes the downstairs layout.



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Upstairs, the first floor hosts three well-proportioned bedrooms arranged around a central landing. Each room offers comfortable accommodation with flexibility for family members, guests or home working. These are served by a practical shower room, well positioned for ease of access from all bedrooms.

Externally, Jacaranda continues to impress. The rear garden is neat, well maintained and thoughtfully arranged, featuring a well-kept lawn framed by established shrubbery that adds both colour and privacy. A patio area provides the perfect spot for outdoor dining and entertaining, with direct access to the garage from the garden adding further practicality.

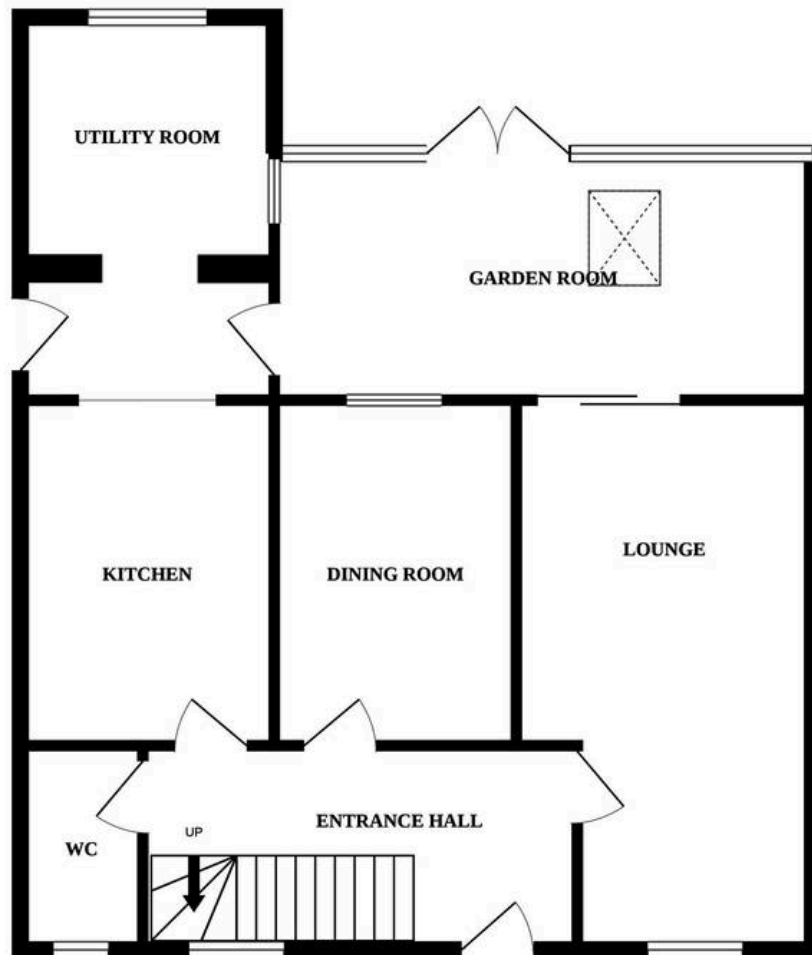
Overall, Jacaranda is a well-positioned and carefully maintained home, combining comfortable living with excellent outdoor space, a gated brickweave driveway and garage, making it a highly appealing choice within Dereham.

### Agents Note

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



GROUND FLOOR



1ST FLOOR



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.  
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