



Plot 10 Rake Drive, North Elmham

Dereham



Minors & Brady

Plot 10 Rake Drive

North Elmham, Dereham

Occupying a wonderful position within a newly built development in the sought-after village of North Elmham, this home on Rake Drive offers stylish and energy-efficient living in a peaceful countryside setting.

Backing onto open fields and surrounded by beautiful rural scenery, this brand new end terrace home combines modern design with a calm and spacious atmosphere, while still remaining within easy reach of local amenities and transport links. Finished to a high standard throughout and ready for immediate occupancy, the property is ideal for buyers seeking a turnkey home that feels fresh, contemporary and easy to maintain.

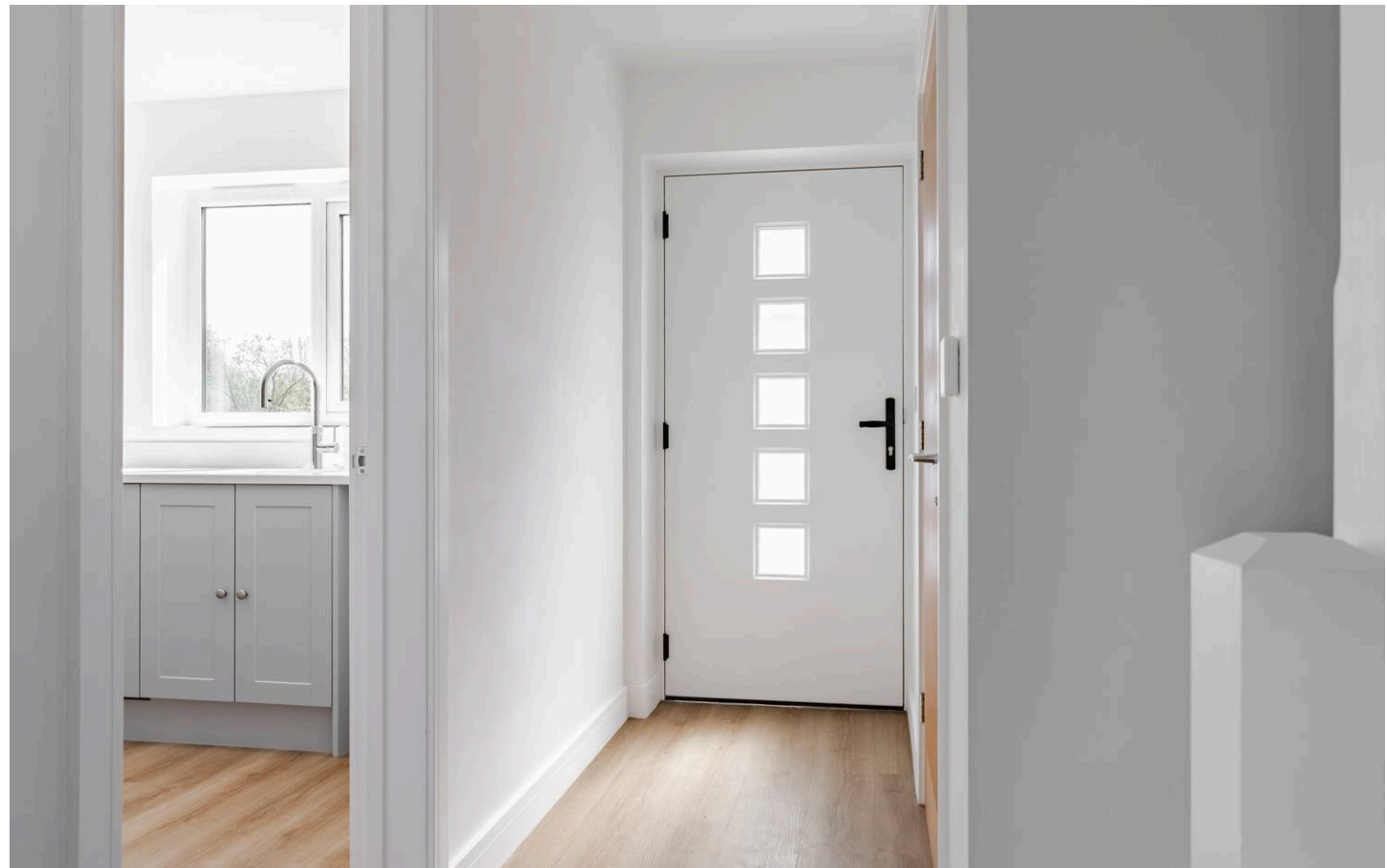


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- Brand new end terrace home finished to a high standard throughout and ready for immediate occupancy
- Stylish and contemporary interiors with fresh neutral décor creating a bright and welcoming feel
- Spacious sitting/dining room with French doors opening directly onto the rear garden
- Modern fitted kitchen with sleek units, practical workspace and a clean contemporary finish
- Three well proportioned bedrooms arranged across the first floor
- Modern family bathroom alongside a convenient ground floor WC
- Air source heat pump providing energy efficient and environmentally conscious heating
- Generous rear garden backing onto open countryside, creating a peaceful and private setting
- Private off road parking positioned to the front of the property
- Situated within a newly built development in the sought after village of North Elmham, close to local amenities and transport links



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Location

Located within the village of North Elmham, Rake Drive enjoys a well-connected setting surrounded by attractive Norfolk countryside. North Elmham offers a selection of everyday amenities including a village shop, café, primary school, medical practice, and popular local pubs, creating a strong sense of community within the village. The area is also home to historic landmarks and scenic walking routes, adding to its rural appeal.

Nearby Dereham provides a wider range of supermarkets, retail outlets, leisure facilities, and additional schooling options, while road links allow convenient access towards Norwich, Fakenham, and the North Norfolk coast. The combination of countryside surroundings and practical amenities makes this a well-placed village location.

Rake Drive

The property has been thoughtfully designed to maximise both comfort and practicality, with bright interiors and neutral finishes running throughout. Large windows and French doors allow natural light to flood the accommodation, enhancing the sense of space while creating a warm and welcoming feel from the moment you enter. The clean and modern styling also provides an excellent blank canvas for buyers looking to personalise the home over time.



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The ground floor centres around a spacious sitting and dining room positioned at the rear of the property. This versatile living space offers plenty of room for both relaxing and entertaining, with French doors opening directly onto the garden and creating an easy connection between indoor and outdoor living. Whether hosting friends, enjoying family meals or simply unwinding at the end of the day, the layout has been designed to suit modern lifestyles with ease. Positioned separately, the kitchen has been fitted with sleek contemporary units and practical work surfaces, creating a stylish yet functional environment for cooking and everyday use. Its modern finish complements the overall design of the property while ensuring excellent storage and workspace. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the first floor provides three well proportioned bedrooms arranged around a central landing. Each room enjoys good natural light and flexible proportions, making them equally suitable for family living, guest accommodation or home working if required. The family bathroom has been finished in a modern style with contemporary fittings and clean lines, continuing the fresh and high quality presentation found throughout the property.



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Externally, the home benefits from a generous rear garden that backs onto open countryside, creating a peaceful setting with a strong sense of privacy and space. The garden offers plenty of potential for outdoor seating, entertaining or landscaping over time, while the front of the property provides private off road parking for added convenience.

Further enhancing the appeal of the home is the inclusion of an air source heat pump, offering an energy efficient and environmentally conscious heating solution designed to help reduce running costs while maintaining year round comfort.



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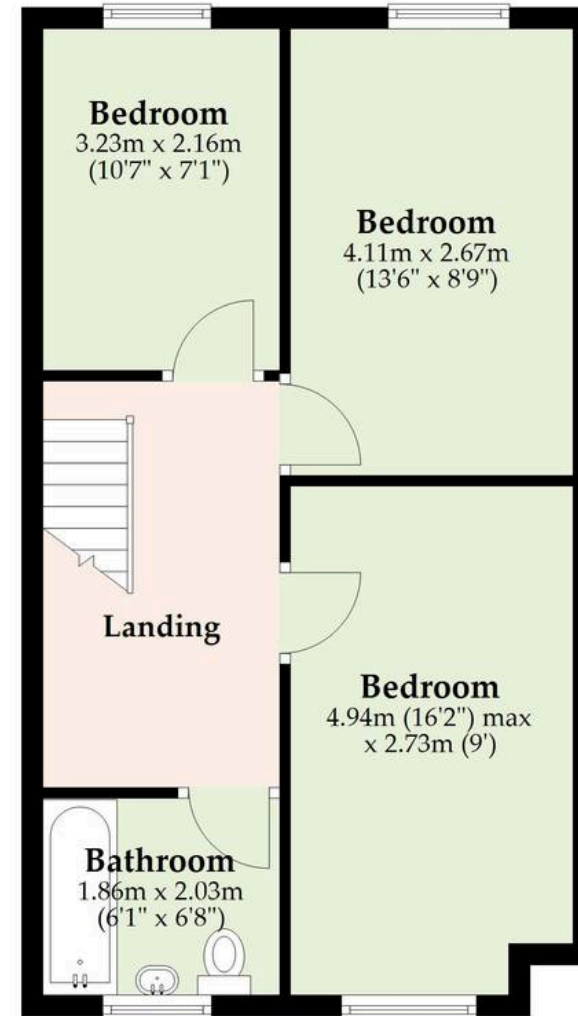
Ground Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 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.

Dreaming of this home? Let's make it a *reality*.



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Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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