



Plot 9 Rake Drive, North Elmham

Dereham



Minors & Brady

## Plot 9 Rake Drive

North Elmham, Dereham

Set within an attractive new development surrounded by open countryside, this property on Rake Drive presents an excellent opportunity to purchase a brand new home that is completely ready for immediate occupancy.

Designed with modern lifestyles in mind, this stylish semi-detached property combines fresh contemporary interiors with energy-efficient features, creating a home that feels both practical and welcoming from the moment you step inside. The peaceful setting, paired with the convenience of nearby amenities and market towns, makes it an appealing choice for first-time buyers, professionals, downsizers or investors looking for a low-maintenance property in a well-connected rural location.

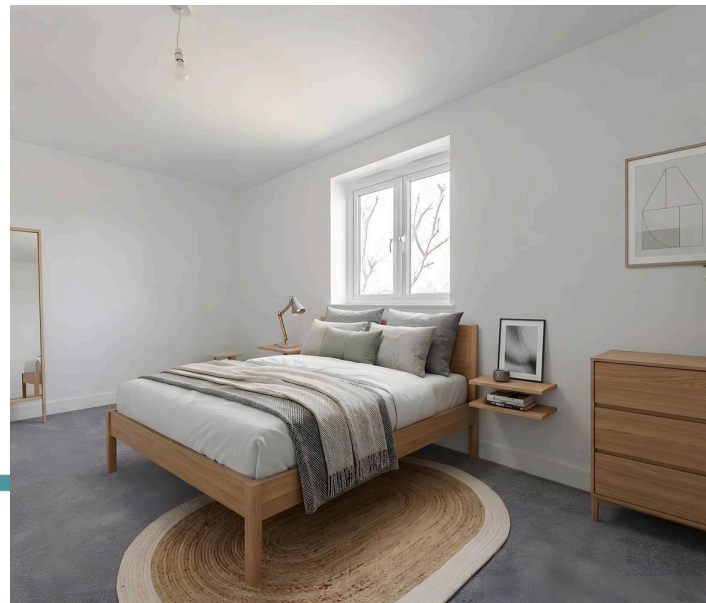
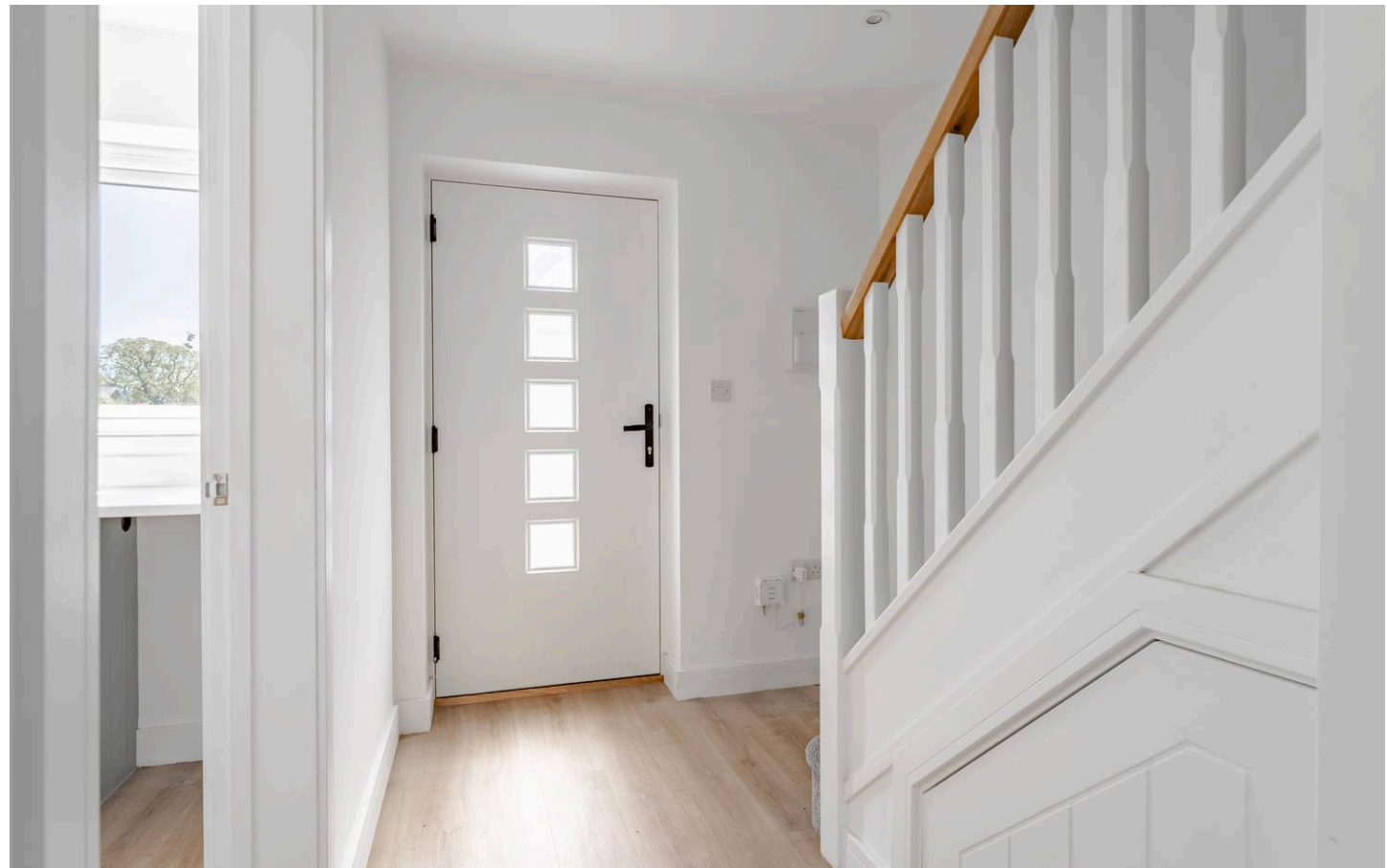


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North Elmham, Dereham

- Brand new semi detached home finished to a high standard throughout and ready for immediate occupancy
- Turn key property offering stylish and modern accommodation ideal for first time buyers, professionals or investors
- Bright and spacious sitting/dining room with French doors opening onto the rear garden
- Contemporary fitted kitchen with modern units and practical workspace
- Two generous double bedrooms positioned on the first floor
- Modern family bathroom alongside a convenient ground floor WC
- Air source heat pump providing efficient and environmentally conscious heating
- Fresh and neutral décor throughout, creating a blank canvas ready to personalise
- Located within a newly built development surrounded by open countryside views



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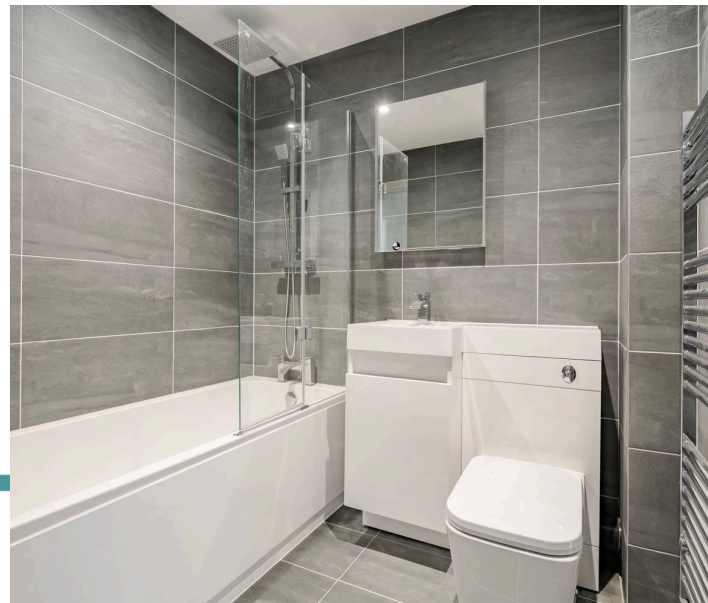
## Location

Located within a modern residential development, Rake Drive enjoys a convenient setting within easy reach of local amenities and surrounding Norfolk countryside. The nearby market town of Dereham offers a wide selection of supermarkets, shops, cafés, schooling, and healthcare services, while regular road links provide straightforward access to Norwich, King's Lynn, and surrounding villages via the A47.

The area benefits from a variety of nearby walking routes, green open spaces, and leisure facilities, creating a practical balance between day-to-day convenience and outdoor enjoyment. With both countryside surroundings and essential amenities close by, this location offers an excellent setting for modern living.

## Rake Drive

The property has been finished to a high standard throughout, with a clean and modern aesthetic that allows buyers to move straight in and make the space their own over time. Neutral décor and large windows help to enhance the sense of light and space throughout the home, while the thoughtful layout has been carefully designed to maximise comfort and functionality.



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The ground floor centres around a bright and spacious sitting and dining room positioned at the rear of the property. This inviting space offers ample room for both relaxing and entertaining, with French doors opening directly onto the garden and drawing in plenty of natural light throughout the day. The connection between the indoor and outdoor space creates an easy flow for everyday living, particularly during the warmer months.

Positioned separately, the contemporary kitchen has been fitted with modern units and practical work surfaces, creating a sleek and efficient space for cooking and dining preparation. Its smart design ensures excellent storage and functionality while maintaining the fresh and modern feel found throughout the rest of the property. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the first floor provides two generously sized double bedrooms, both offering comfortable proportions and flexibility for a variety of living arrangements. Whether used as bedrooms, a guest room or a home office setup, each room benefits from good natural light and a bright, airy atmosphere. The family bathroom has been finished in a contemporary style with modern fittings and clean finishes, complementing the overall quality of the home.



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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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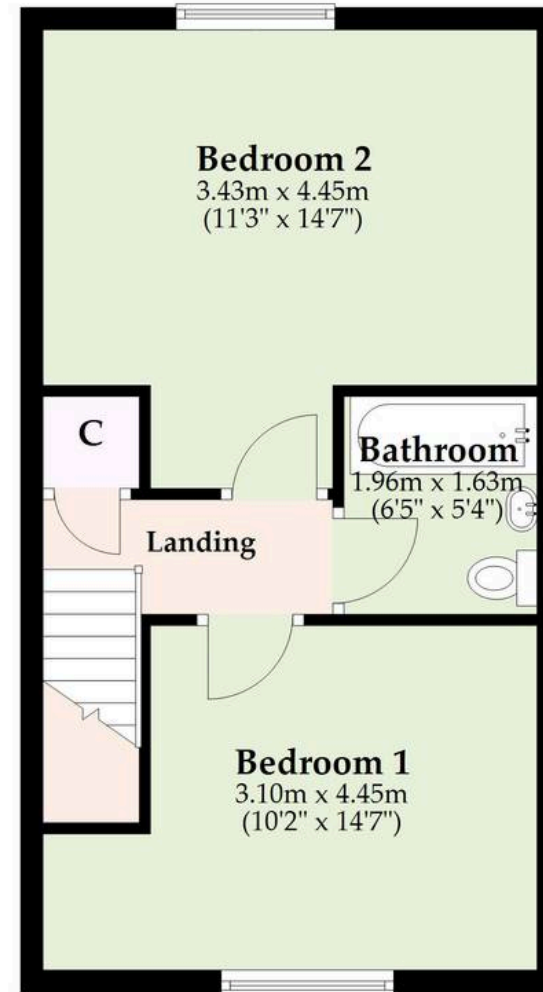
## Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 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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