



20 Crispin Road, Dereham

Dereham



Minors & Brady

20 Crispin Road

Dereham

A beautifully presented detached home offering space, style and versatility in a well-connected setting. Set within a popular location, the property has been thoughtfully designed to cater to modern family living, with a balanced and flexible layout throughout. The ground floor centres around a stylish kitchen with island, complemented by multiple reception spaces including a dining room and dedicated home office. A spacious living room provides a relaxing focal point, enhanced by a contemporary electric fireplace. Upstairs, four well-proportioned bedrooms include a principal with en suite, alongside a modern family bathroom. Externally, an enclosed rear garden, double garage and ample parking complete the home, all within easy reach of the A47 for convenient travel.

- Well-appointed detached family home with a spacious and versatile layout
- Four generously proportioned bedrooms
- Principal suite with contemporary en suite shower room
- Stylish, thoughtfully designed kitchen with central island
- Separate dining room ideal for hosting and family gatherings
- Dedicated home office providing a practical work-from-home space
- Elegant living room centred around a sleek built-in electric fireplace
- Convenient ground floor WC
- Private, enclosed rear garden perfect for relaxing and entertaining
- Double garage and ample off-road parking, with excellent access to the A47





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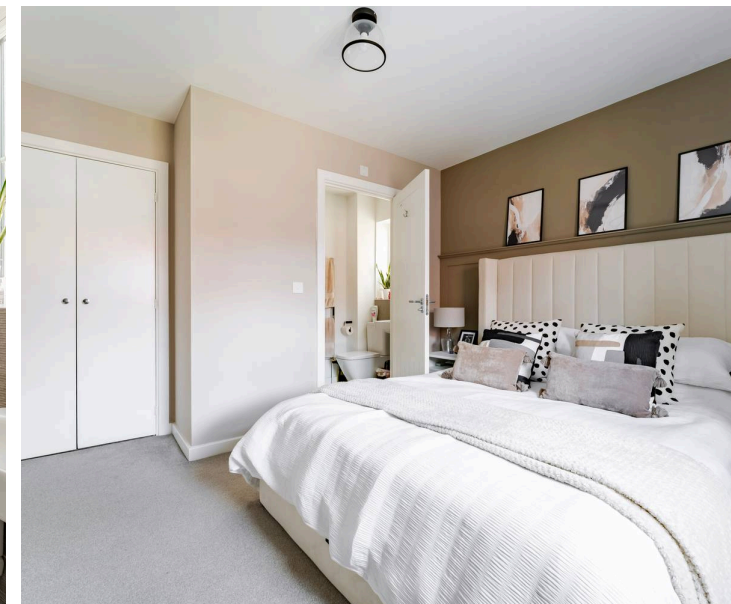
The Location

Positioned within a convenient and well-regarded area of Dereham, the property enjoys a particularly accessible location, being within easy reach of both the town centre and a nearby country park. This combination offers the balance of everyday convenience alongside open green space, ideal for walking, recreation, and enjoying the outdoors.

Dereham itself provides a comprehensive range of amenities, with supermarkets, a local pub, and other day-to-day conveniences close at hand. The town centre offers a wider selection of facilities, including independent shops, national retailers, pharmacies, a doctor's surgery, dental practices, as well as leisure options such as a cinema, bowling alley and leisure centre. A variety of cafés, pubs, and restaurants further contribute to the town's appeal.

Families are well catered for, with schooling available for all ages within close proximity, adding to the practicality of the location.

The property also benefits from excellent road connectivity, with straightforward access to the A47 providing links to Norwich, King's Lynn, and beyond. Despite its accessibility, the position on the edge of the town allows for a quieter, more relaxed setting, offering a sense of space while still keeping amenities firmly within reach.



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Crispin Road, Dereham

Set within a well-regarded and convenient position, this impressive detached home offers generous and versatile accommodation, thoughtfully designed to suit modern family living. Finished to a high standard throughout, the property combines practical layout with contemporary styling, creating a home that is both functional and inviting.

Stepping inside, the entrance hallway provides a bright and welcoming introduction, complete with a ground floor WC for everyday convenience. The layout has been carefully considered, with a separate dining room offering an ideal space for formal meals or entertaining, complemented by a dedicated office that provides a quiet and practical environment for working from home.

At the heart of the property sits a stylish fitted kitchen, designed with both usability and visual appeal in mind. Featuring a central island, the space lends itself naturally to socialising and day-to-day family life, with ample workspace and storage integrated seamlessly into the design.

The living room offers a comfortable and well-proportioned setting, centred around a sleek built-in electric fireplace that adds a contemporary focal point. The space is suited to both relaxation and entertaining, with a layout that accommodates a variety of furniture arrangements.



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Upstairs, four well-sized bedrooms are arranged around a central landing, providing flexibility for growing families or those requiring guest or additional workspace. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, finished with clean lines and contemporary fittings.

Outside, the rear garden is fully enclosed, offering a private and secure environment ideal for both relaxing and outdoor dining. The space is well-proportioned and provides scope for a range of uses, from family activities to entertaining.

Further enhancing the practicality of the home is a double garage alongside off-road parking, ensuring ample space for vehicles and storage.

Agents Note

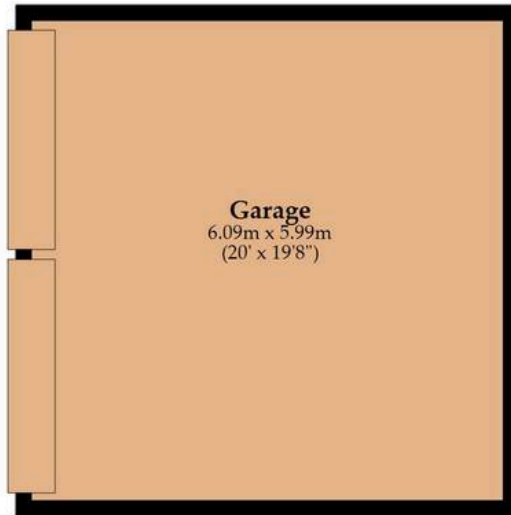
This property will be sold freehold.



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Garage

Approx. 36.4 sq. metres (392.1 sq. feet)



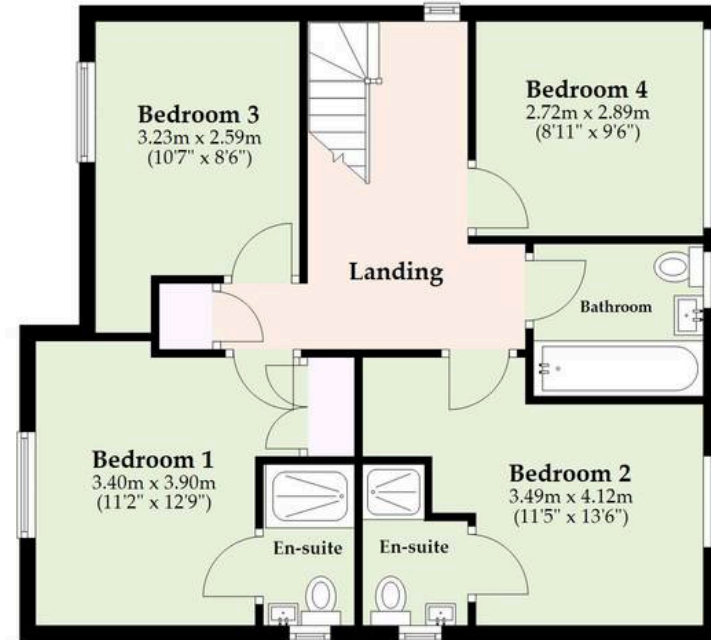
Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



Total area: approx. 159.9 sq. metres (1721.4 sq. feet)

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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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