



7 Marion Walk, Dereham

Dereham



Minors & Brady

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Dereham

Immaculately presented and ready to move straight into, this stylish three-bedroom home offers spacious living in a highly desirable location. Thoughtfully updated by the current owners, the property combines modern finishes with well-proportioned accommodation throughout. The impressive re-fitted kitchen/breakfast room provides an excellent hub for everyday family life, while the generous sitting/dining room flows seamlessly into a bright conservatory overlooking the garden. Upstairs, three comfortable bedrooms are complemented by a contemporary re-fitted shower room. Outside, the enclosed rear garden offers a private and low-maintenance space for relaxing and entertaining. Further benefits include a downstairs WC, solar panels and an en-bloc garage, creating a home that is as practical as it is attractive.

- Immaculately presented three-bedroom terraced home
- Situated in a sought-after residential location
- Re-fitted kitchen/breakfast room with ample storage
- Spacious sitting/dining room
- Bright and versatile conservatory
- Contemporary re-fitted family shower room
- Convenient ground floor WC
- Enclosed and low-maintenance rear garden
- Solar panels and UPVC double glazing
- En-bloc garage providing parking and storage space





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7 Marion Walk

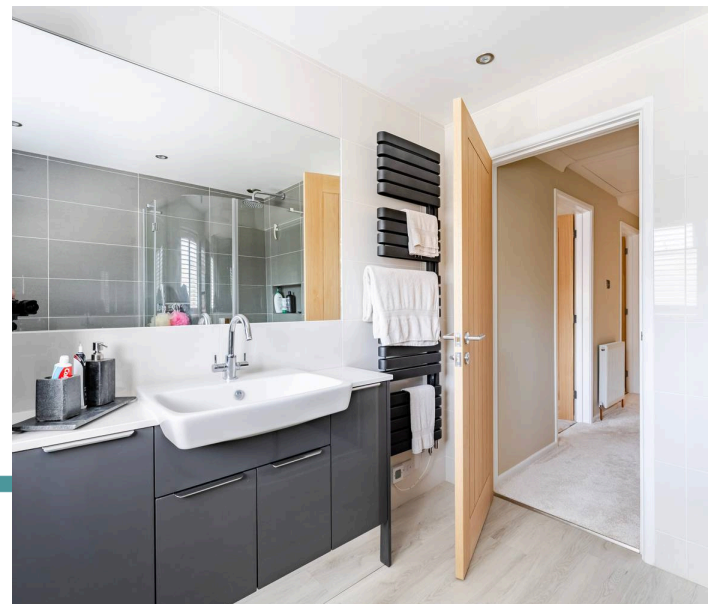
Dereham

The Location

Situated within a well-established residential area on the edge of Dereham, this location offers the perfect balance between convenience and a quieter pace of life. Residents benefit from easy access to a wide range of everyday amenities, while remaining removed from the bustle of the town centre itself. Dereham's popular market town centre is just a short distance away and provides an excellent selection of supermarkets, independent retailers, cafés, restaurants and leisure facilities, catering for a variety of lifestyles and day-to-day needs.

The area is particularly well suited to families, with schooling available for all age groups nearby, as well as a range of recreational facilities, sports clubs and open green spaces. Dereham is also home to healthcare services, including doctors' surgeries, dental practices and a community hospital, ensuring essential services are close at hand.

For those commuting or travelling further afield, the nearby A47 provides convenient road connections to Norwich, King's Lynn and the wider Norfolk region. Regular public transport links also serve the town, making it easy to access surrounding villages and neighbouring towns. Combining excellent local amenities, strong transport connections and a well-regarded residential setting, this is a location that continues to prove popular with families, professionals and those looking to enjoy all that Norfolk has to offer.



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Marion Walk, Dereham

Situated within a highly sought-after residential area and within easy reach of Dereham town centre, this immaculately presented three-bedroom terraced home has been thoughtfully improved and exceptionally well maintained by the current owners. Offering bright, spacious and versatile accommodation throughout, the property is perfectly suited to first-time buyers, growing families and those seeking a home ready to move straight into.

The welcoming entrance hall provides access to the ground floor accommodation and sets the tone for the quality found throughout the home. At the heart of the property is the impressive re-fitted kitchen/breakfast room, stylishly finished with a comprehensive range of modern units providing excellent storage and workspace.

Thoughtfully designed with both practicality and everyday living in mind, there is ample space for informal dining, making it an ideal setting for family breakfasts, busy mornings and entertaining alike.

To the rear of the property, the generous sitting/dining room offers a superb living space. Filled with natural light, this versatile room comfortably accommodates both seating and dining furniture, creating a sociable environment for relaxing with family and hosting guests. Sliding seamlessly from the main reception space, the conservatory provides an additional reception area and enjoys pleasant views over the garden. With its abundance of glazing and pitched roof, this bright and airy room can be enjoyed throughout much of the year and offers flexibility as a dining area, garden room or additional family space.



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The first floor accommodation comprises three well-proportioned bedrooms, each offering comfortable living space and versatility for a variety of needs, including guest accommodation, home working or growing families. The bedrooms are served by a beautifully re-fitted family shower room, finished in a contemporary style with modern fixtures and fittings. A separate ground floor WC further enhances the practicality of the home's layout.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind while still providing an attractive outdoor space to enjoy. Offering a good degree of privacy, it creates an ideal environment for outdoor dining, entertaining or simply relaxing during the warmer months. The garden has also been thoughtfully arranged to provide a secure space for pets.

Further benefits include UPVC double glazing, solar panels which contribute towards energy efficiency, and an en-bloc garage providing secure parking and useful storage.

Agents Note

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



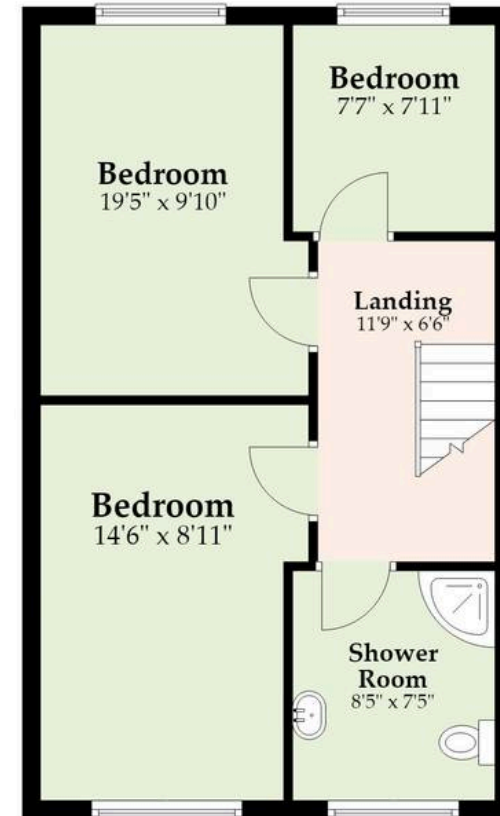
Ground Floor

Approx. 764.7 sq. feet



First Floor

Approx. 516.4 sq. feet



Total area: approx. 1281.1 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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