



6 Elvin Road, Dereham

Dereham



Minors & Brady

# 6 Elvin Road

## Dereham

A charming period townhouse tucked away on one of Dereham's most desirable streets, just moments from the town centre. This beautifully presented three-bedroom home blends character features with practical modern living, creating a warm and inviting atmosphere throughout. The cosy sitting room is centred around a wood burning stove, while a separate dining room provides the perfect space for entertaining or family life. Upstairs, the property offers two generous double bedrooms alongside a versatile third bedroom ideal as a nursery, study or dressing room. Outside, well-maintained front and rear gardens provide attractive outdoor space to enjoy throughout the year. Positioned within a quiet yet convenient location, this is a wonderful opportunity to enjoy characterful town living in the heart of Dereham.

- Attractive period home located on a highly regarded residential street
- Flexible three-bedroom layout suited to a range of buyers
- Welcoming main living space with feature wood-burning stove
- Additional reception room perfect for dining, hosting or home working
- Stylish kitchen fitted with modern cabinetry and integrated cooking appliances
- Character-filled interiors including original fireplace details and traditional styling
- Convenient ground floor shower room plus separate upstairs family bathroom
- Third bedroom offering ideal space for a nursery, office or occasional guest room
- Pleasant enclosed gardens providing outdoor space to relax and enjoy
- Excellent position close to Dereham town centre, amenities and local schooling





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## The Location

Set in a surprisingly quiet position away from the road, this location offers the best of both worlds, a peaceful setting whilst still being within easy walking distance of the town centre. The current owners have commented that it often feels more like village living than being in the heart of a busy town, yet all everyday conveniences remain just moments away.

A wide range of local amenities can be reached on foot, including shops, cafés, supermarkets and independent businesses, creating a highly convenient and well-connected environment. The town centre also offers a selection of restaurants, pubs and coffee shops, perfect for meeting with friends or enjoying a relaxed meal close to home.

For those who enjoy staying active or spending time outdoors, nearby parks, green spaces and the local leisure centre provide plenty of opportunity to relax and unwind. Regular bus routes run nearby, while the A47 is easily accessible for straightforward travel towards Norwich, Swaffham and the wider Norfolk area.

The area is also well suited to families and a variety of lifestyles, with local schools, community facilities and medical services all within easy reach, helping to create a welcoming and practical place to call home.



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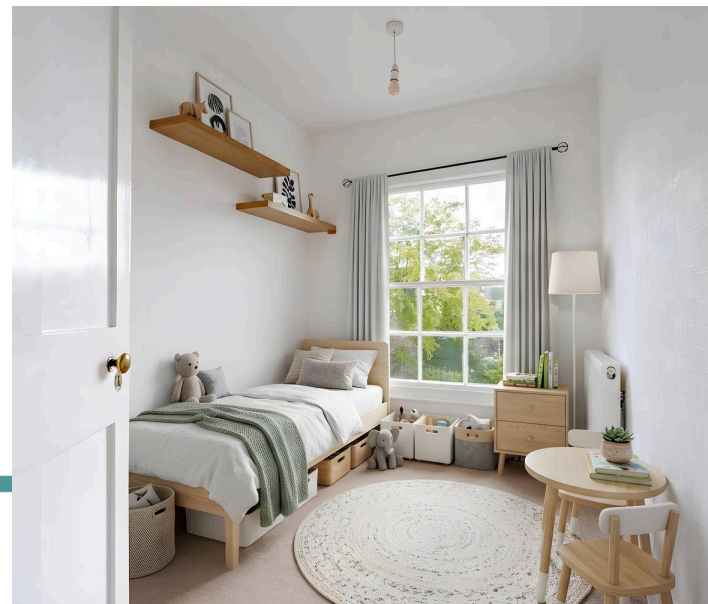
Situated on one of Dereham's most sought-after streets, this charming period townhouse offers beautifully balanced accommodation full of warmth, character and timeless appeal. Combining original features with modern practicality, the property provides an excellent opportunity for families, professionals or those looking to enjoy convenient town living within a peaceful and well-established setting.

The home is entered via a welcoming entrance hall which leads through to the main living accommodation. The sitting room is a particularly inviting space, enjoying natural light from the front aspect alongside an inset wood burning stove which creates an attractive focal point and a cosy atmosphere during the colder months.

The room retains a lovely sense of character while still feeling comfortable and practical for modern everyday living.

A separate dining room provides an excellent additional reception space, ideal for entertaining, family meals or home working if required. Positioned to the rear of the property, this room flows naturally through to the kitchen, creating a practical and sociable layout.

The kitchen itself is fitted with a range of contemporary wall and base units complemented by tiled splashbacks and work surfaces. Integrated cooking appliances provide everyday convenience, while the rear door offers direct access out to the garden.



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Completing the ground floor is a useful shower room fitted with a three-piece suite, adding further flexibility and practicality to the accommodation.

Upstairs, the property offers three bedrooms, including two comfortable double rooms. The principal bedroom enjoys an original feature fireplace with wooden surround, adding to the home's period charm. The third bedroom would make an ideal nursery, dressing room, study or guest room depending on individual requirements.

The family bathroom continues the property's traditional character, featuring a Victorian-style suite alongside decorative finishes which complement the age and style of the home.

Externally, the property benefits from well-maintained gardens to both the front and rear, providing pleasant outdoor spaces to relax, garden or entertain. The rear garden offers a lovely extension of the indoor living space and enhances the overall peaceful feel of the property.

### Agents Note

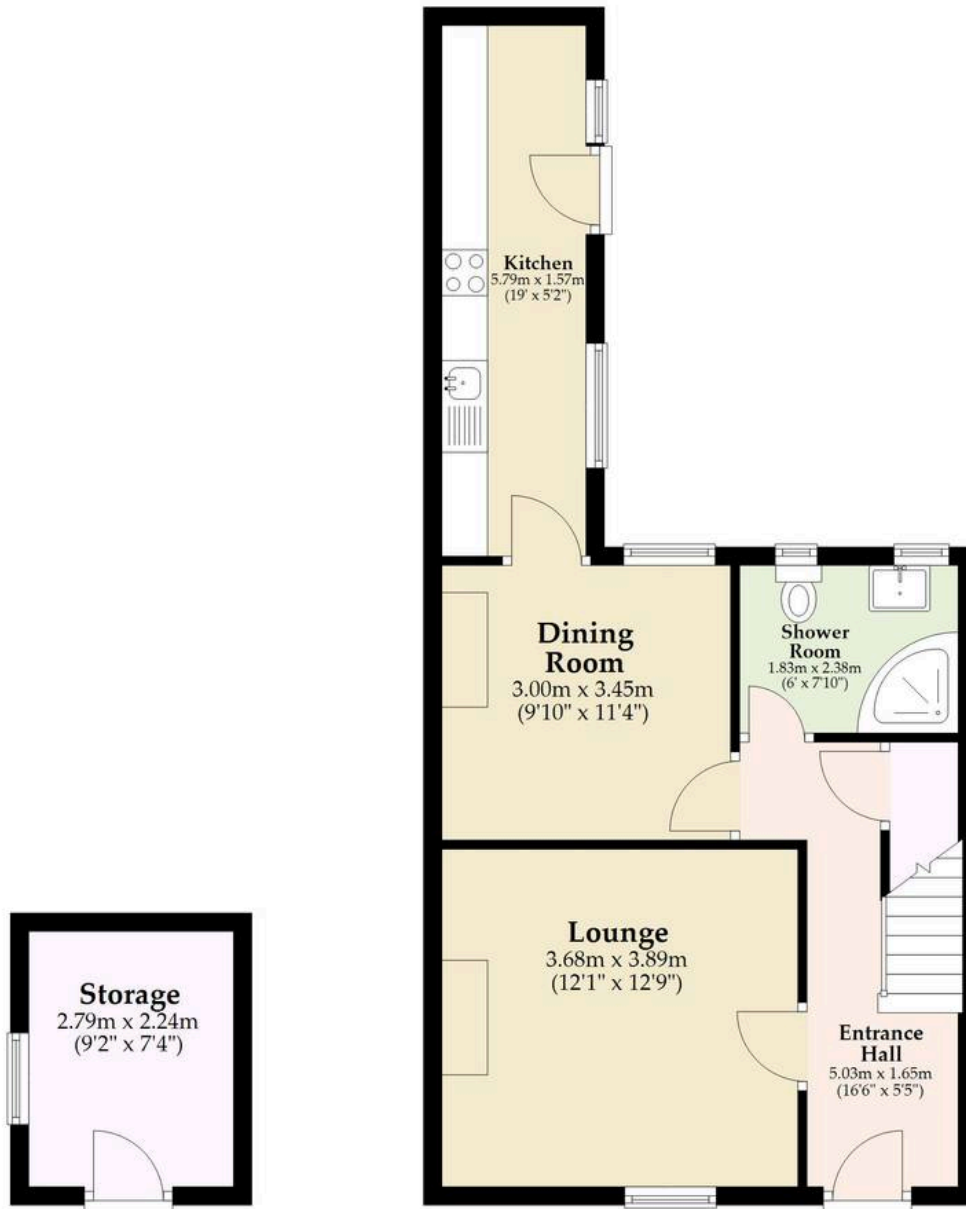
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



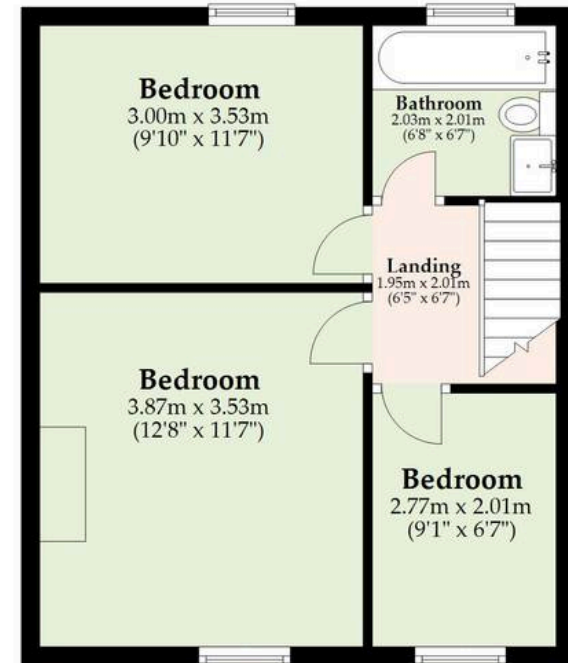
## Ground Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 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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