



5 Valley View, Dereham

Dereham



Minors & Brady

# 5 Valley View

## Dereham

A well-balanced, chain-free home combining character, practicality and an impressive enclosed garden setting. Situated within Dereham, this property offers a comfortable and well-arranged layout suited to both everyday living and entertaining. At its heart, a dining room connects seamlessly to a neutral kitchen via a striking curved brick archway, introducing a subtle but distinctive sense of character. The kitchen itself offers space for appliances and a versatile layout, flowing through to a conservatory that provides an additional light-filled living area overlooking the garden. Upstairs, three bedrooms and a family bathroom create a straightforward and functional arrangement. Outside, the property is complemented by a generous and well-enclosed garden, featuring lawn, patio space and established planting, providing an ideal setting for both relaxing and outdoor dining.

- Chain-Free!
- Three-bedroom home arranged over two floors
- Neutral kitchen with space for freestanding appliances
- Characterful curved brick archway linking dining room and kitchen
- Separate dining room ideal for everyday use and entertaining
- Bright conservatory overlooking the rear garden
- Well-proportioned lounge to the front aspect
- Generous, fully enclosed rear garden with lawn and patio seating area
- Established planting and space for pots, creating a pleasant outdoor setting
- Garage providing useful storage or parking





M&B

## 5 Valley View

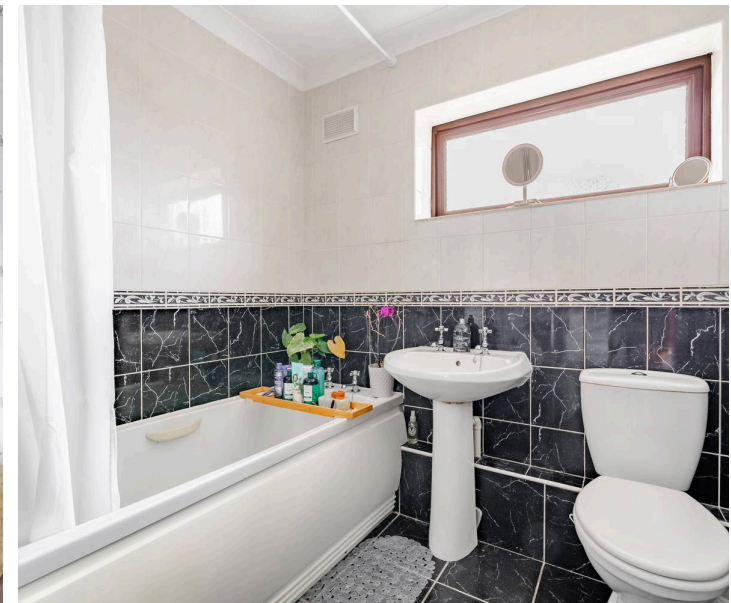
### Dereham

#### The Location

Dereham is a thriving and popular market town in the heart of Norfolk, well known for its strong sense of community and excellent day-to-day amenities. The town is particularly well suited to families and professionals, offering a balanced lifestyle with both convenience and charm. Dereham benefits from a lively town centre featuring a mix of independent shops, national retailers, cafés, restaurants, and essential services, alongside regular markets that reflect its traditional character.

Educational provision in Dereham is a key draw, with a range of well-regarded primary and secondary schools, including Dereham Neatherd High School. Healthcare facilities are easily accessible, with several GP surgeries, dental practices, and Dereham Community Hospital serving the town and surrounding areas. For leisure, residents can enjoy local parks, sports facilities, walking routes, and nearby countryside, providing plenty of opportunities for outdoor recreation.

Transport connections are excellent, with the A47 offering direct road links to Norwich, King's Lynn, and beyond, while regular bus services provide reliable public transport within the town and to neighbouring villages. Overall, Dereham combines the convenience of modern amenities with the warmth of a traditional market town, making it a highly desirable place to live.



## 5 Valley View

Dereham

### Valley View, Dereham

Positioned within a residential setting in Dereham, this well-arranged home offers a practical layout combined with characterful touches and an enclosed rear garden, making it a strong option for a range of buyers.

The ground floor opens into an entrance hall with a convenient WC, leading through to a comfortable lounge positioned to the front of the property. The space provides a welcoming area to relax, with a layout that flows naturally through to the rest of the home.

To the rear, the dining room creates a sociable central space, ideal for everyday use as well as hosting. A standout feature here is the curved brick archway that opens into the kitchen, adding both character and a sense of connection between the two areas while maintaining their individual definition.

The kitchen is presented in a neutral style, offering a versatile base that will suit a range of tastes. It is fitted with storage units and provides space for freestanding appliances, allowing flexibility for buyers to arrange the space to their own requirements.

A door leads through to the conservatory, which adds an additional reception area overlooking the garden, a bright spot that can be used for dining, seating, or simply enjoying the outdoor outlook throughout the seasons.



M&B

## 5 Valley View

### Dereham

Upstairs, the first floor accommodates three bedrooms arranged around a central landing, along with a family bathroom. The layout is straightforward and functional, with each room making good use of the available space.

Externally, the property benefits from a particularly well-sized rear garden, which is fully enclosed to create a sense of privacy. The garden is mainly laid to lawn, complemented by a patio area suitable for outdoor seating and dining.

Potted plants and established greenery help to soften the space and add interest, creating an environment that is both usable and easy to maintain. In addition, the property includes a garage, providing useful storage or parking options.

### Agents Note

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



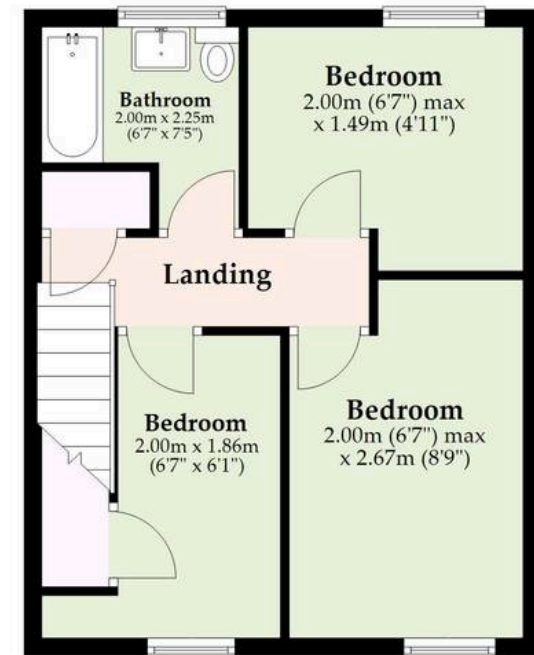
## Ground Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



## First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 108.8 sq. metres (1170.6 sq. feet)

M&B

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*.



Meet *Kyle*  
Branch Manager



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

Minors & Brady  
*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)