



7

4 Dunlop Road, Dereham

Dereham



Minors & Brady

4 Dunlop Road

Dereham

A home designed for people who value light, practicality and a setting that supports an easy rhythm of daily life, this detached Dereham residence offers 1,287 sq ft of well-considered, adaptable space. Positioned along a residential road within this well-connected market town, it brings together a bright sequence of reception rooms, from the bay-fronted living room and flowing dining area to the garden-facing conservatory, creating a layout that suits both relaxed downtime and sociable weekends. A modern kitchen, supported by a utility room and ground-floor WC, keeps everyday routines running smoothly. Upstairs, three bedrooms include a principal suite with its own shower room, while outside, a private landscaped garden with patio and lawn offers a calm backdrop for outdoor dining, play or simply unwinding. It's a well-rounded, lifestyle-focused home with the space and flexibility to grow with you.





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- Detached residence positioned down a residential road in the market town of Dereham
- Family home showcasing 1,287sqft of spacious and flexible accommodation that can easily adapt to your own preferences and style
- Kerb appeal with a driveway providing off-road parking and an integral garage for storage use
- 15ft living room with a front-facing bay-window that draws in the natural light, effortlessly flowing into the dining room
- Light-filled conservatory that extends the reception space, framing panoramic views of the garden
- Kitchen equipped with modern cabinetry, an integrated oven, a dishwasher and a functional utility room, with access into the WC
- Three bedrooms offering comfort and privacy, the principal bedroom is complemented by a private en-suite shower room
- Family bathroom comprising of a three-piece suite, including a bathtub, a hand wash basin and a toilet
- A private, landscaped garden featuring a patio for outdoor seating, a laid to lawn and planted beds
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



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Dunlop Road sits in a quiet residential pocket on the eastern side of Dereham, giving you a calm, suburban setting while still keeping everyday essentials close at hand. It's roughly a 15–20 minute walk (about 1 mile) from the town centre, where you'll find independent shops, cafés, pubs, and practical services. The area is mainly made up of established family homes and green verges, creating a lived-in, community feel without feeling busy.

Supermarket access is straightforward: Tesco Extra on Kingston Road and Aldi on Yaxham Road are the closest full-size options, both a short drive away. Lidl and Morrisons sit slightly further around the town centre loop, giving you plenty of choice for weekly shopping.

Families benefit from several nearby schools. Toftwood Infant and Junior Schools are among the closest, with Dereham Church of England Junior Academy and Neatherd High School also within easy reach. These sit within the typical catchment orbit for this part of Dereham, making school runs manageable.

Transport links are practical for a market town: Dereham connects directly to the A47, giving quick access to Norwich to the east and King's Lynn to the west. Local bus services run through the town centre, including regular routes to Norwich for commuting, shopping, or leisure. While Dereham doesn't have a railway station, the road network and bus frequency keep travel options flexible.

Lifestyle-wise, living on Dunlop Road means being close enough to enjoy Dereham's amenities, cinema, leisure centre, parks, and walking routes, while still having a quieter residential base to come home to. It's a spot that suits anyone who wants convenience without losing that small-town, easy-going pace.

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A home designed for people who value light, practicality and a setting that supports an easy rhythm of daily life, this detached Dereham residence offers 1,287 sq ft of



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A detached residence set along a residential road in the thriving market town of Dereham, this home offers a lifestyle shaped around light, ease and the simple pleasure of having space that works beautifully for everyday living. With 1,287 sqft of flexible accommodation, it's the kind of property that invites you to settle in, make it your own and enjoy the flow of family life.

The frontage has natural kerb appeal, with a driveway and an integral garage providing practical off-road parking and useful storage.

Step inside and the living room immediately sets the tone, a bright, welcoming space with a front-facing bay window that catches the day's light. It opens through to the dining room, creating a sociable sweep of space that suits everything from slow Sunday breakfasts to lively evening gatherings.

At the rear, a light-filled conservatory extends the living area and brings the garden into daily view. It's a calming spot to read, work, or simply pause while watching the seasons shift outside.

The kitchen is designed for modern living, with contemporary cabinetry, an integrated oven and dishwasher, and a utility room that keeps the practicalities neatly tucked away. A ground-floor WC adds further convenience.

Upstairs, three bedrooms offer comfort and privacy. Two include built-in storage, while the principal bedroom benefits from its own en-suite shower room, a welcome touch of independence at the start and end of the day.



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A family bathroom with a classic three-piece suite completes the accommodation.

The rear garden is a private, landscaped space with a patio for outdoor dining, a lawn for play or relaxation, and planted beds that bring colour and texture throughout the year. It's a space that encourages time outdoors, whether you're entertaining, gardening or simply enjoying a quiet moment.

Altogether, this Dereham home offers a lifestyle of comfort, light and easy functionality, a place where daily routines feel effortless and where each room has the potential to evolve with you.

Agents Notes

Freehold

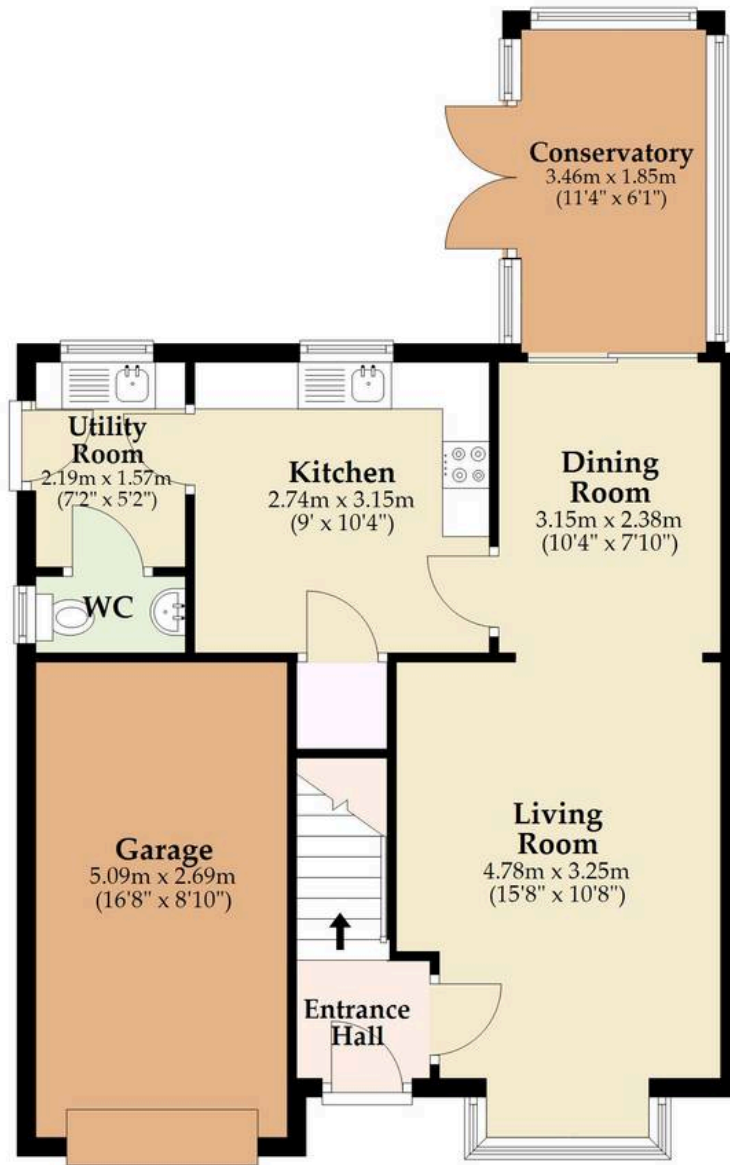
Connected to mains water, electricity, gas and drainage.

Gas central heating.



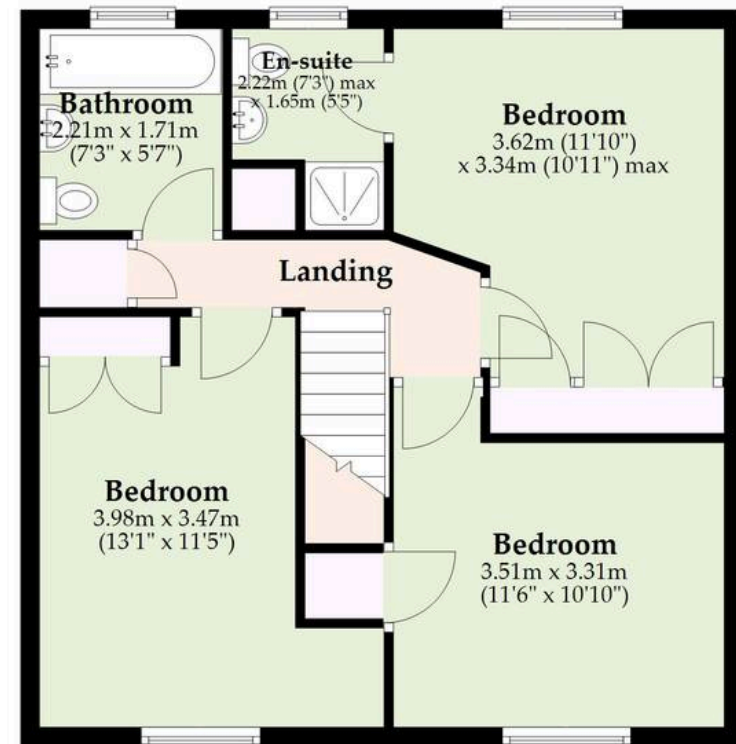
Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 119.6 sq. metres (1287.5 sq. feet)

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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