



3 De Havilland Road, Dereham

Dereham



Minors & Brady

# 3 De Havilland Road

## Dereham

A spacious and well-designed family home tucked away in a sought-after setting, offering both privacy and convenience. This impressive detached property provides generous and flexible living space, perfectly suited to modern lifestyles. The ground floor balances comfort and practicality with a bay-fronted lounge, separate study and a sociable kitchen that flows seamlessly into dining and conservatory spaces. Upstairs, four well-proportioned bedrooms include a principal suite with en suite, ensuring both comfort and functionality for family living. Outside, the landscaped rear garden creates a private and low-maintenance space ideal for relaxing or entertaining. A double garage and ample driveway parking complete a home that delivers on space, setting and everyday practicality.

- Spacious four-bedroom detached family home
- Tucked-away position within a popular residential development
- Generous and well-balanced accommodation throughout
- Bay-fronted lounge creating a bright and inviting living space
- Separate study ideal for home working or quiet use
- Modern fitted kitchen with integrated appliances
- Open-plan dining area flowing into a light-filled conservatory
- Principal bedroom with en suite shower room
- Private and landscaped rear garden designed for low maintenance
- Double garage and ample driveway parking for multiple vehicles





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## 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.



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### De Havilland Road, Dereham

This impressive four-bedroom detached home offers a generous and well-balanced layout, ideal for modern family living, all set within a tucked-away position on a popular and well-regarded development. Thoughtfully designed, the property provides a sense of both space and privacy, while remaining conveniently close to local amenities and the town centre.

The ground floor is particularly well arranged, beginning with a welcoming entrance hall that leads through to a bright bay-fronted lounge, creating a comfortable and inviting space to relax. A separate study offers valuable flexibility, whether for those working from home or needing a quiet retreat. To the rear, the home opens up into a sociable kitchen and dining space, forming the true heart of the property.

The kitchen is fitted with a modern range of units and integrated appliances, thoughtfully laid out to support everyday living. This space flows naturally into a dining area and onward into a conservatory, which enjoys views over the garden and provides an additional area to sit, dine or unwind.



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Upstairs, the sense of space continues with four well-proportioned bedrooms, each offering versatility for growing families or visiting guests. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom, creating a practical and well-considered arrangement.

Outside, the property enjoys a private and well-maintained rear garden, designed to be both attractive and easy to manage. A combination of patio seating areas and planted borders creates an ideal setting for outdoor dining, relaxation and entertaining, while mature planting adds depth and a sense of seclusion.

To the front, a generous driveway provides ample off-road parking and leads to a double garage, offering further storage or functional space. Overall, this is a home that successfully combines comfort, practicality and a desirable setting, making it an excellent choice for those seeking a well-rounded family property.

### Agents Note

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

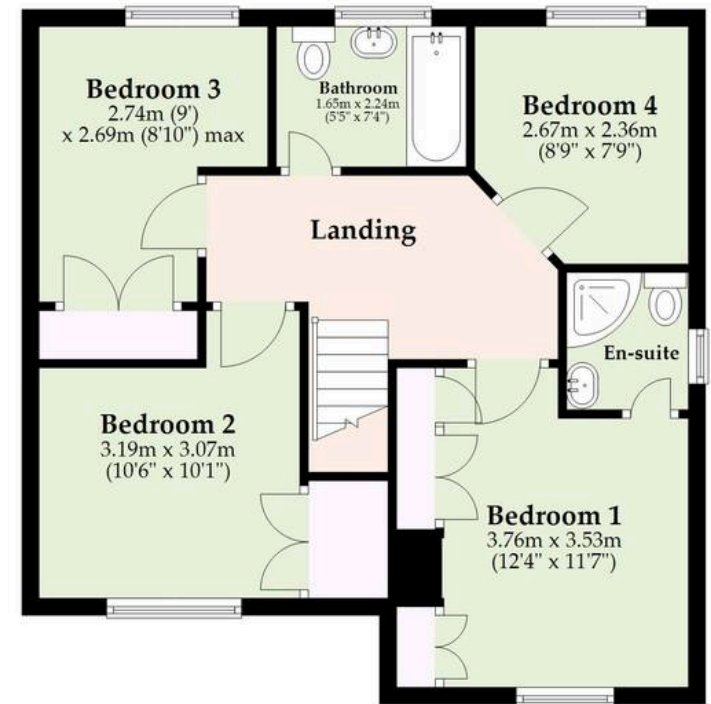


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**Ground Floor**  
Approx. 66.3 sq. metres (713.7 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (605.3 sq. feet)



Total area: approx. 147.1 sq. metres (1583.0 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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## Minors & Brady

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