



24 Townshend Road, Dereham

Dereham



Minors & Brady

24 Townshend Road

Dereham

A superb family home offering generous living space, four double bedrooms and an impressive orangery in a sought-after cul-de-sac setting. Beautifully arranged throughout, the property provides versatile accommodation perfectly suited to modern family life. The spacious lounge and light-filled orangery create excellent spaces for both everyday living and entertaining. Upstairs, four well-proportioned double bedrooms are complemented by a family bathroom, while the principal bedroom benefits from its own en-suite shower room. Outside, the enclosed rear garden provides a private space to relax and enjoy the outdoors, alongside a double garage and ample off-road parking. Quietly positioned within a desirable residential location, this attractive detached home offers the perfect blend of comfort, practicality and lifestyle appeal.

- Exceptional detached family home in a sought-after cul-de-sac setting
- Four spacious double bedrooms offering superb family accommodation
- Expansive lounge perfect for relaxing and entertaining
- Beautiful orangery filled with natural light and garden views
- Generous principal suite with private en-suite shower room
- Stylish family bathroom plus convenient ground floor cloakroom
- Private enclosed rear garden ideal for outdoor living
- Detached double garage providing excellent storage and versatility
- Extensive driveway with parking for multiple vehicles
- Fantastic blend of space, comfort and modern family living



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The Location

Situated within a well-established residential area to the east of Dereham town centre, this location remains a popular choice for a wide range of buyers thanks to its excellent balance of convenience, community and accessibility. The neighbourhood offers a welcoming residential environment while being within easy reach of the town's extensive amenities, making it ideally suited to families, professionals, first-time buyers and retirees alike.

Dereham provides an excellent range of everyday facilities, including supermarkets, independent retailers, cafés, restaurants, healthcare services and leisure amenities. The bustling market town atmosphere contributes to a strong sense of community, with regular local events and a variety of services supporting day-to-day living.

Families are particularly well catered for, with a selection of primary and secondary schools nearby, alongside childcare facilities, recreational areas and green open spaces. The town also offers a range of leisure opportunities, including a leisure centre, cinema, bowling facilities and parks, ensuring there is something to suit all ages and interests.

For those who enjoy spending time outdoors, the surrounding Norfolk countryside provides numerous opportunities for walking, cycling and exploring scenic rural landscapes. A network of local footpaths and nearby green spaces allows residents to enjoy an active lifestyle while remaining close to home.

The area is also well connected, with convenient access to the A47 providing straightforward journeys towards Norwich, King's Lynn and the wider region. Regular public transport services further enhance accessibility, linking Dereham with neighbouring towns and villages.



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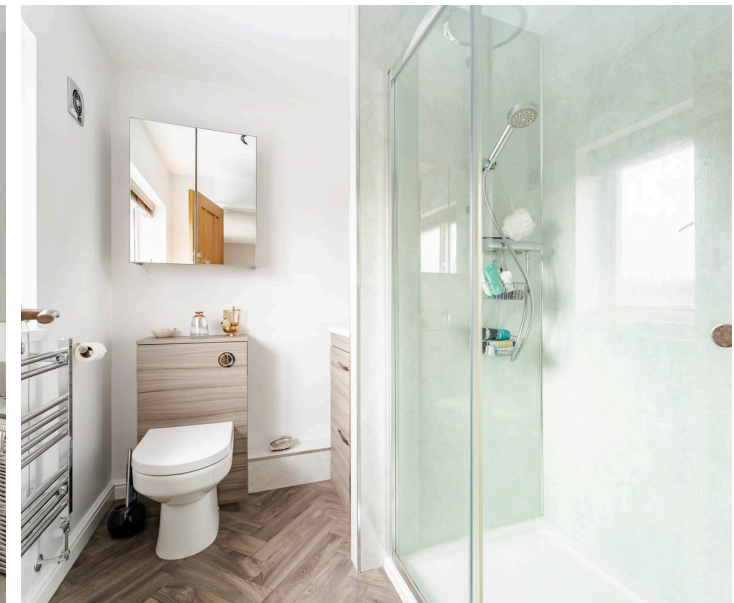
Townshend Road, Dereham

This substantial detached family home occupies a desirable position within a peaceful cul-de-sac, offering an excellent combination of space, versatility and practicality. Thoughtfully arranged throughout, the property provides generous accommodation ideally suited to modern family life, with a range of reception areas and four double bedrooms ensuring ample room for growing families and those who enjoy entertaining.

The welcoming entrance hall sets the tone for the home, leading through to a spacious lounge that provides an inviting setting for everyday living. Flooded with natural light, this impressive reception space offers plenty of room for both comfortable seating and social gatherings, creating a warm and relaxing environment for the whole family to enjoy.

A particular highlight of the property is the impressive orangery, which serves as a wonderfully versatile additional living space. Enjoying attractive views over the rear garden, it offers flexibility to suit a variety of lifestyles and could be utilised as a family room, dining area, home office or entertaining space. Its abundance of glazing creates a bright and airy atmosphere, while enhancing the connection between the home and garden throughout the year.

The ground floor also benefits from a convenient cloakroom, providing added practicality for busy households and visiting guests.



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Upstairs, the property continues to impress with four generously sized double bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are all well proportioned and served by a family bathroom, offering ample accommodation for children, guests or those working from home.

Outside, the enclosed rear garden provides a private and secure outdoor space, ideal for family activities, gardening enthusiasts or simply relaxing during the warmer months. The garden offers excellent potential for outdoor entertaining and provides a pleasant backdrop to the property.

Further enhancing the appeal is a double garage alongside extensive off-road parking, ensuring ample space for multiple vehicles, additional storage or workshop use if required.

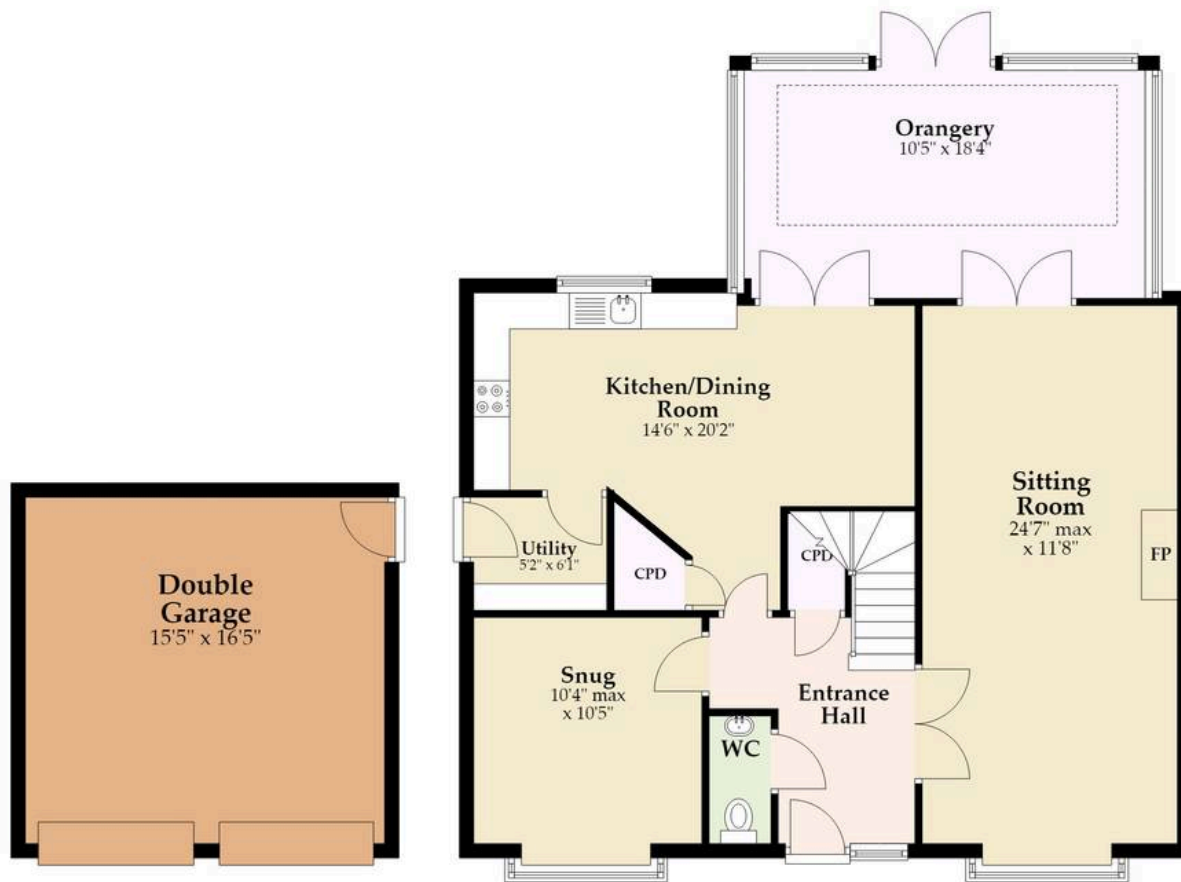
Combining spacious accommodation, versatile living areas and a sought-after cul-de-sac setting, this impressive family home presents a wonderful opportunity to enjoy comfortable living in a peaceful and well-established residential location. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

Agents Note

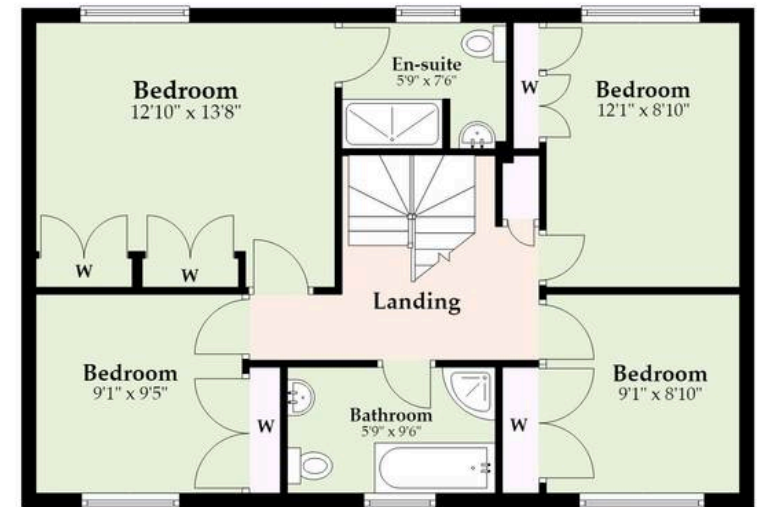
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
Approx. 1330.9 sq. feet



First Floor
Approx. 701.3 sq. feet



Total area: approx. 2032.2 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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