



23 Beatrice Avenue, Dereham

Dereham



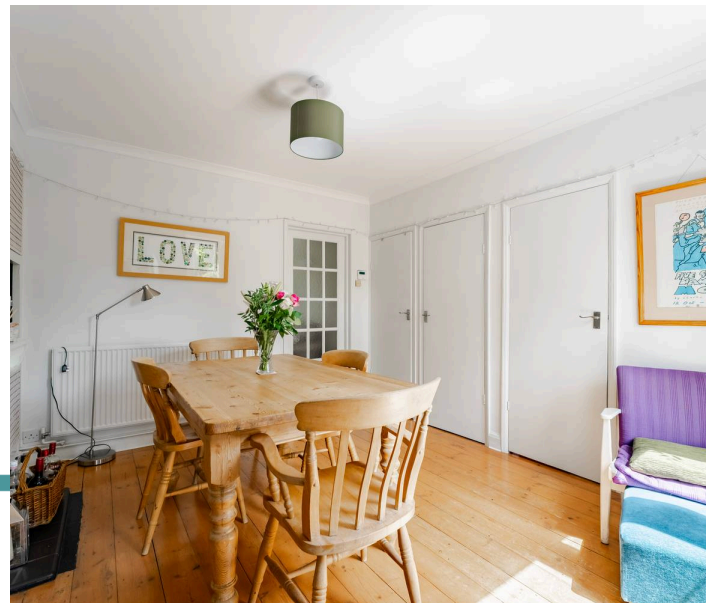
Minors & Brady

23 Beatrice Avenue

Dereham

Tucked away in a private cul-de-sac, this charming two-bedroom home is an excellent opportunity for first-time buyers and investors alike. Offering bright and well-proportioned accommodation throughout, the property features a bay-fronted lounge, separate dining room and a practical galley kitchen with integrated cooking appliances. Double doors from the dining room open onto the rear garden, creating an enjoyable connection between indoor and outdoor living spaces. Upstairs, there are two bedrooms, including a principal bedroom with built-in storage, alongside a family bathroom. Further benefits include gas central heating, double glazing and a convenient ground floor WC. With a low-maintenance front garden, attractive rear garden and a popular Dereham location close to local amenities, this is a home that offers both comfort and convenience.

- Private cul-de-sac position within a popular Dereham location
- Mid-terraced home ideal for first-time buyers or investors
- Bay-fronted lounge offering a bright and welcoming living space
- Separate dining room with double doors opening to the rear garden
- Galley-style kitchen with integrated oven and hob
- Two first-floor bedrooms, including a principal bedroom with built-in storage
- Ground floor WC and first-floor family bathroom
- Gas central heating and double glazing throughout
- Low-maintenance front garden and attractive rear garden with established planting
- On-street parking available nearby





M&B

23 Beatrice Avenue

Dereham

The Location

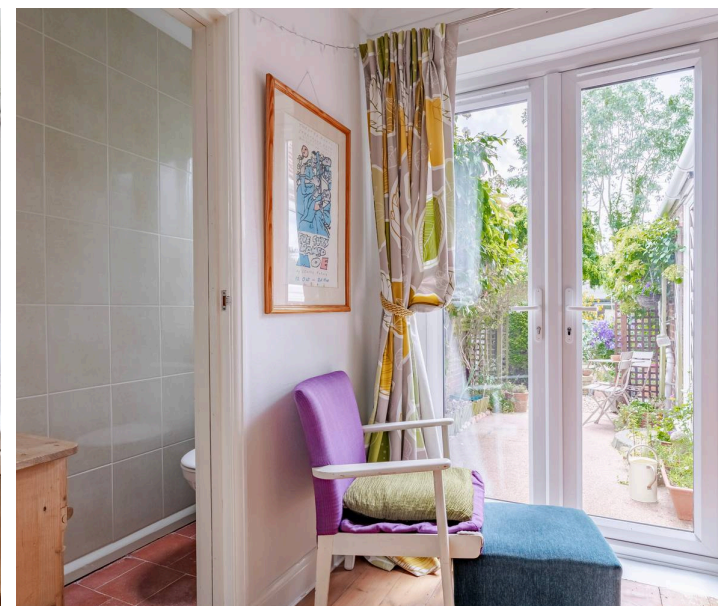
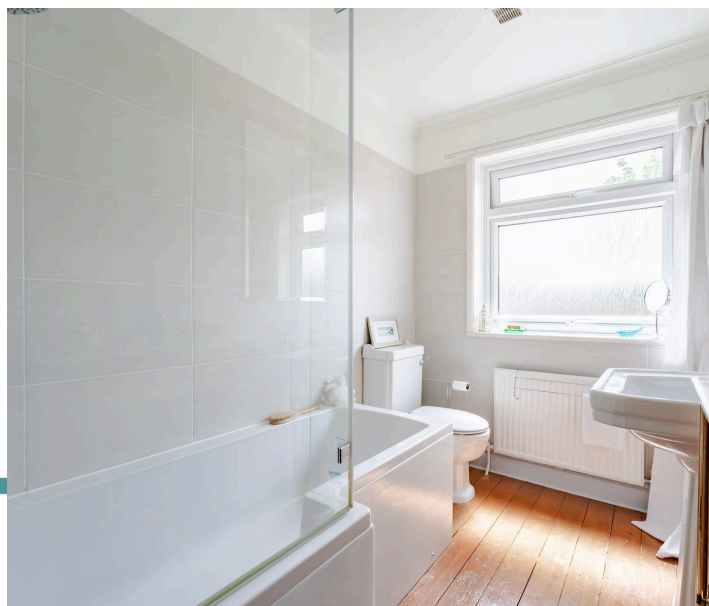
Dereham, located in the NR19 postcode area of Norfolk, is a well-established market town with deep historical roots and a strong sense of local identity. Sitting roughly 15 miles west of Norwich, it has long served as a hub for the surrounding rural villages, balancing countryside living with everyday practicality.

The town's history is still visible today. St Nicholas' Church, one of the largest parish churches in Norfolk, dominates the town centre and reflects Dereham's medieval importance. The restored Dereham Windmill stands as a reminder of the area's agricultural heritage, while the Mid-Norfolk Railway adds character and nostalgia.

Despite its traditional feel, Dereham provides solid amenities for daily life. The town centre includes a mix of independent shops, cafés, national retailers, supermarkets, and a regular market that maintains its historic role as a local meeting point. Schools, healthcare facilities, leisure centres, and sports clubs contribute to its appeal for families and long-term residents.

Green space is a key part of Dereham's character. Neatherd Moor, a large open park on the edge of town, offers woodland walks, open grassland, and play areas, making it popular for walking, dog-owners, and community events. The surrounding countryside is easily accessible, with quiet lanes, farmland, and footpaths reinforcing the town's rural setting.

Transport links add to Dereham's convenience. The A47 provides direct road access to Norwich, King's Lynn, and the wider Norfolk coast, making the town a practical base for commuting or exploring the region. While Dereham no longer has a regular mainline rail service, nearby stations and the heritage railway help maintain connectivity.



23 Beatrice Avenue

Dereham

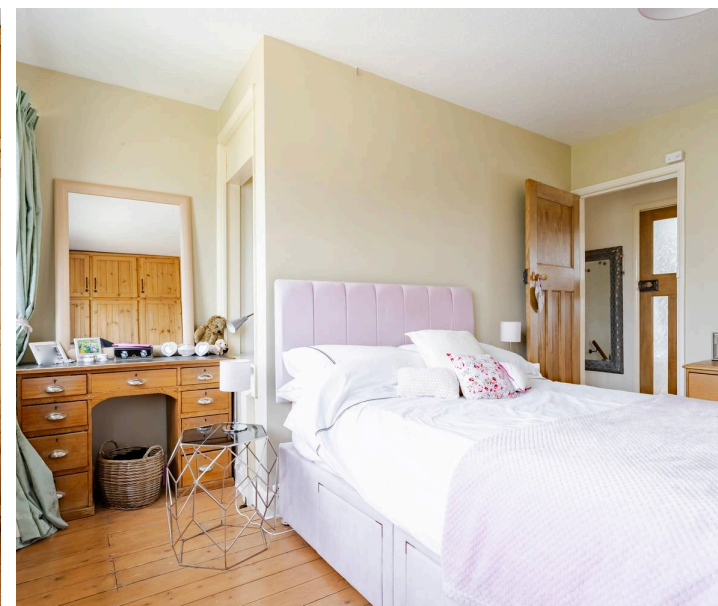
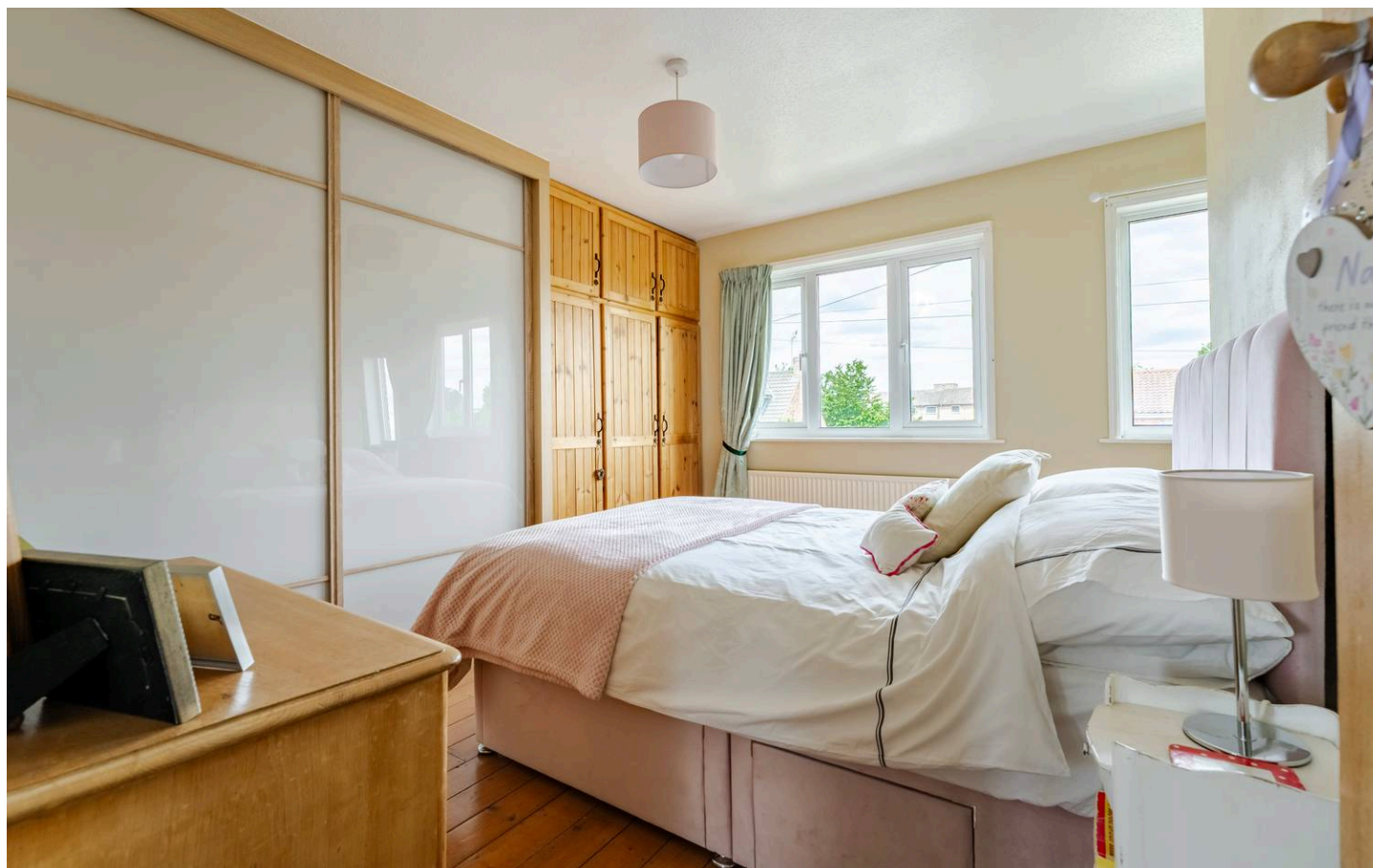
Beatrice Avenue, Dereham

Situated within a private cul-de-sac on the edge of the popular market town of Dereham, this well-presented two-bedroom mid-terraced home offers comfortable and practical living accommodation, making it an ideal choice for first-time buyers, downsizers, or investors alike. Enjoying a tucked-away position, the property benefits from a convenient setting with local amenities, schools and transport links within easy reach.

The accommodation is arranged over two floors and begins with an inviting bay-fronted lounge, creating a bright and welcoming living space. To the rear, a separate dining room provides an excellent area for entertaining or everyday family dining, with double doors opening directly onto the rear garden and helping to bring the outside in.

Leading from the dining room is the galley-style kitchen, fitted with a range of units and complemented by a tiled floor. Integrated cooking appliances include an oven and hob, while a door provides convenient access to the garden. The ground floor is further enhanced by the addition of a useful WC.

On the first floor, there are two bedrooms, including a generous principal bedroom featuring built-in storage, helping to maximise the available space. The accommodation is completed by the family bathroom, fitted with a bath and electric shower over.



M&B

23 Beatrice Avenue

Dereham

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Outside, the property is approached via a private cul-de-sac and is fronted by a low-maintenance garden. To the rear, the enclosed garden offers a combination of shingle areas, established planting and mature hedging, creating an attractive outdoor space to enjoy.

Prospective purchasers should note that the neighbouring property benefits from a right of way through the rear garden. On-street parking is available nearby.

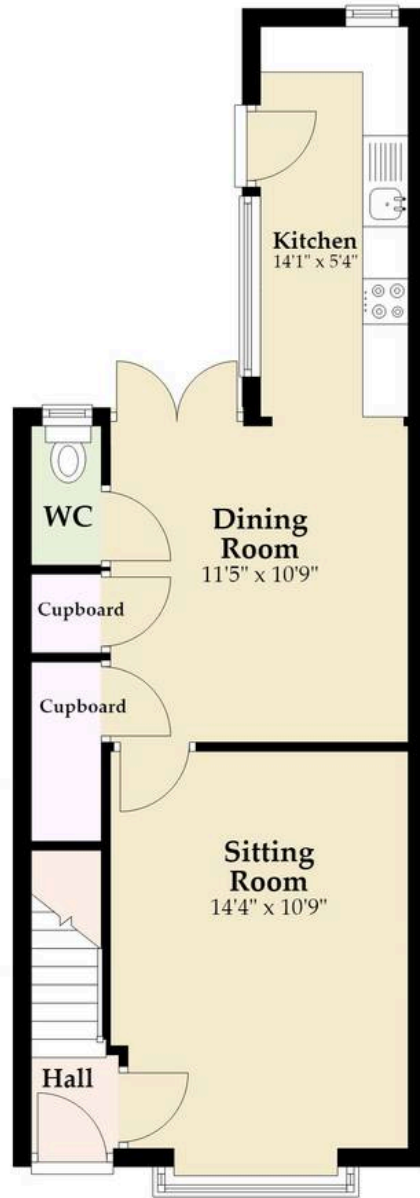
Agents Note

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



Ground Floor

Approx. 488.1 sq. feet



First Floor

Approx. 346.0 sq. feet



Total area: approx. 834.1 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.

M&B

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