



6 Amsterdam Way, Dereham

Minors & Brady



6 Amsterdam Way

Dereham

A fantastic first step onto the property ladder, offering stylish interiors, a landscaped garden and the convenience of a garage. Situated within a popular area of Dereham close to open green space, this well-presented three-bedroom home is ideally suited to first-time buyers and young families. The accommodation includes a modern kitchen with integrated appliances and a spacious sitting/dining room with direct access to the rear garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while the principal bedroom benefits from fitted wardrobe space. Outside, the landscaped rear garden has been designed for easy enjoyment, featuring a patio seating area and artificial lawn. With allocated parking, a garage and local amenities within easy reach, this is a home that combines comfort, practicality and location.

- Popular residential setting close to green spaces and local amenities
- Three well-proportioned bedrooms offering flexible family accommodation
- Well-designed kitchen with integrated cooking appliances
- Bright and sociable living spaces ideal for modern day-to-day living
- Principal bedroom benefiting from fitted wardrobe storage
- Ground floor cloakroom and first-floor family bathroom
- Landscaped rear garden designed for low-maintenance enjoyment
- Patio seating area perfect for outdoor dining and entertaining
- Garage and allocated parking providing excellent practicality
- Ideal first-time purchase with move-in-ready accommodation throughout





6 Amsterdam Way

The Location

Situated within the popular area of Toftwood, this property enjoys a convenient position on the western side of Dereham, providing excellent access to both local amenities and the town centre. Well established and popular with a wide range of buyers, Toftwood offers a practical location for day-to-day living while remaining close to everything Dereham has to offer.

Families are particularly well catered for, with local schooling nearby including Toftwood Infant and Junior School, alongside further educational options within Dereham. Everyday essentials are easily accessible, with convenience stores, healthcare facilities and local services all within easy reach.

Dereham town centre is only a short distance away and provides a comprehensive range of amenities, including supermarkets such as Tesco, Aldi and Morrisons, together with independent shops, cafés, restaurants, pharmacies, banks and other everyday services. The town also offers leisure facilities including a cinema, bowling alley and leisure centre, giving residents plenty of options for recreation and entertainment.

For those who enjoy spending time outdoors, there are a number of parks, green spaces and countryside walks in and around the area, while the surrounding Norfolk countryside provides opportunities for walking, cycling and exploring the local landscape.

Transport connections are another key benefit, with easy access to the A47 providing convenient routes towards Norwich, King's Lynn and the wider region. Combining strong local amenities, good transport links and a well-connected residential setting, Toftwood remains one of Dereham's most popular areas in which to live.





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Amsterdam Way, Dereham

Positioned within a popular residential area of Dereham and close to open green space, this well-presented mid-terrace home offers deceptively spacious accommodation that is perfectly suited to first-time buyers, young families or those looking for a practical home in a convenient location. Combining comfortable living space with a landscaped garden, garage and parking, the property is ready to be enjoyed from day one.

Upon entering, a welcoming hallway provides access to the principal ground-floor accommodation. The kitchen sits to the front of the property and has been designed with everyday convenience in mind, offering a good range of storage and worktop space alongside integrated appliances. Whether preparing family meals or quick breakfasts before work, it provides a practical and functional environment for modern living.

To the rear, the sitting and dining room forms the heart of the home. Generous in size and filled with natural light, this versatile space comfortably accommodates both seating and dining furniture, making it ideal for everyday family life as well as entertaining. Sliding doors open directly onto the rear garden, creating an easy connection between inside and out during the warmer months. Useful built-in storage further enhances the practicality of the room.



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The first floor comprises three bedrooms, offering flexibility to suit a variety of needs. The principal bedroom benefits from fitted wardrobes, providing valuable storage while maximising floor space. The additional bedrooms are well suited to children, guests or those requiring a dedicated home office. A family bathroom completes the first-floor accommodation.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and easy-to-maintain outdoor space. A patio area provides the perfect setting for outdoor dining, entertaining or simply relaxing, while the artificial lawn ensures year-round enjoyment with minimal upkeep. Raised planting beds add character and colour, and a useful garden shed provides additional storage. The garden is fully enclosed, offering both privacy and a secure environment.

Beyond the garden, the property benefits from a garage, while allocated parking provides added convenience. With local amenities, schools, transport links and open parkland all within easy reach, this is a home that successfully combines comfort, practicality and location, making it a fantastic opportunity for a wide range of buyers.

Agent's Note

This property is offered for sale freehold and is connected to mains water, electricity, gas and drainage.

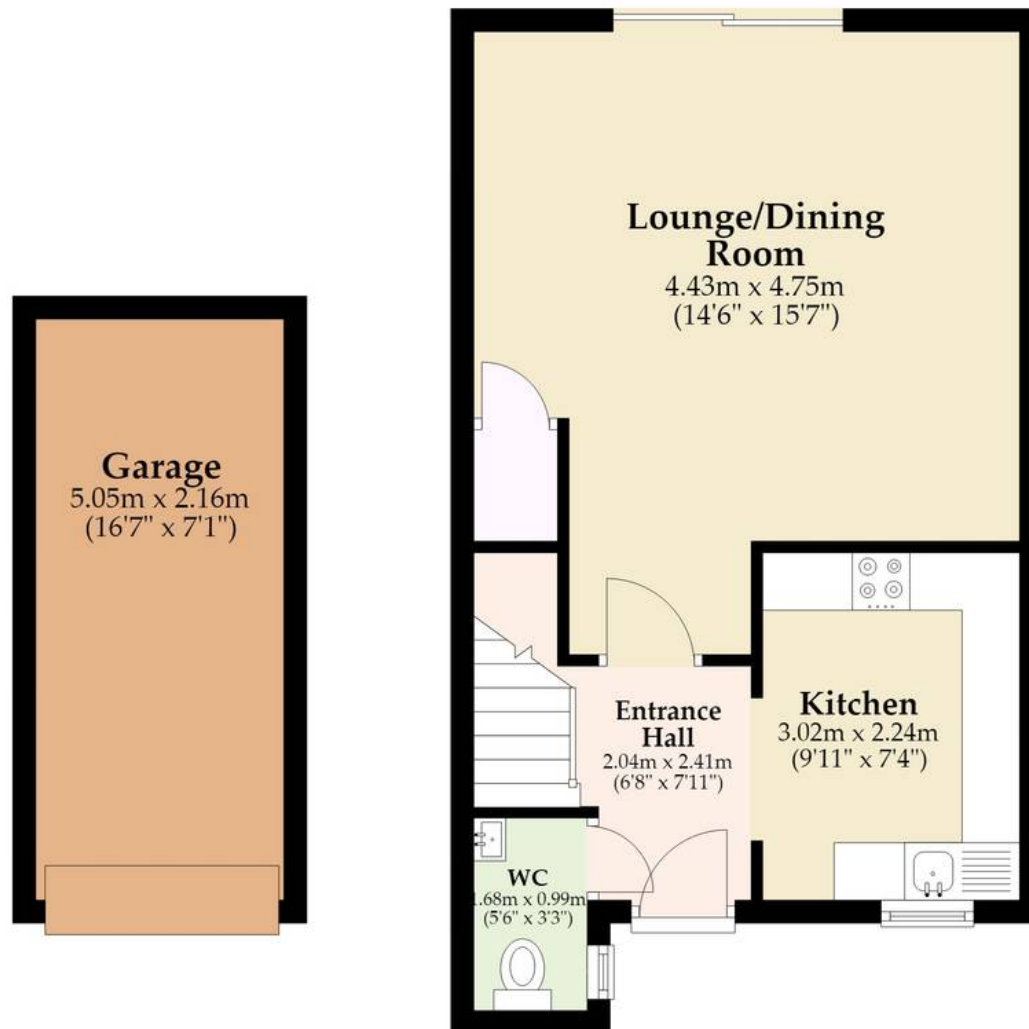
Maintenance charges are approximately £23-£33 per month.



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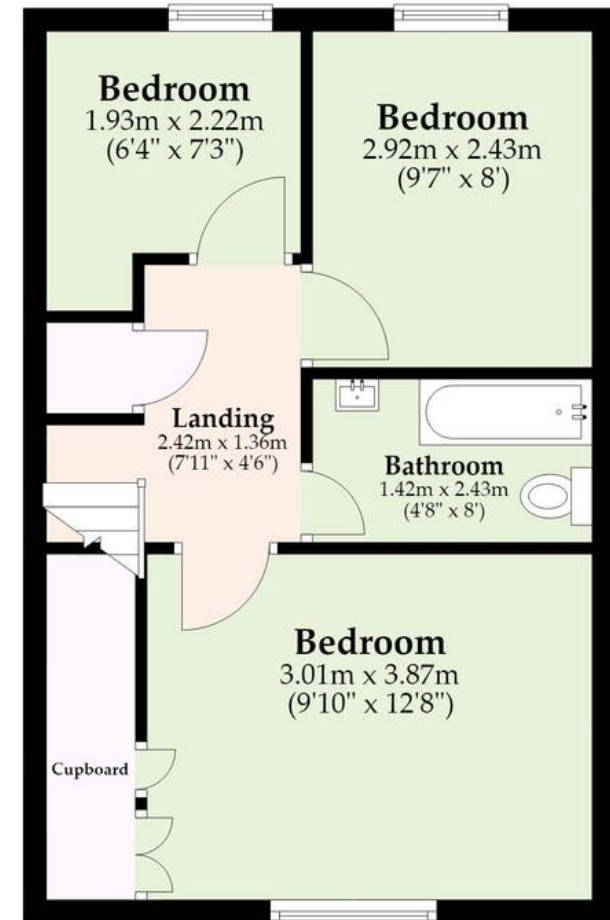
Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)

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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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