



122 Norwich Road, Dereham

Dereham



Minors & Brady

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Dereham

A remarkably spacious and versatile detached chalet offering four double bedrooms, flexible living accommodation and exceptional practicality throughout. Positioned within walking distance of Dereham town centre, the property is perfectly suited to growing families or those seeking adaptable living across two floors. A bright dual-aspect sitting room, generous dining room and well-connected kitchen create a layout designed for both everyday living and entertaining. The substantial utility room, modern bathroom facilities and additional shower room further enhance the home's functionality. Outside, gardens extend to the front, side and rear, complemented by an oversized garage and private driveway parking. Combining space, flexibility and convenience, this is a home that offers far more than first meets the eye.

- Four double-bedroom detached chalet offering versatile accommodation
- Bright dual-aspect sitting room filled with natural light
- Spacious dining room with an open flow into the kitchen
- Well-appointed kitchen complemented by a substantial utility room
- Modern family bathroom, separate WC and first-floor shower room
- Flexible layout ideal for families and multi-generational living
- Generous gardens extending to the front, side and rear
- Oversized detached garage with excellent storage potential
- Private driveway providing ample off-road parking
- Convenient location within walking distance of Dereham town centre





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The Location

Situated along Norwich Road, this location enjoys a highly convenient position on the edge of Dereham, combining excellent accessibility with easy access to the town's extensive range of amenities. Dereham offers a wide selection of supermarkets, independent shops, cafés, restaurants, leisure facilities, healthcare services and well-regarded schools, ensuring that everyday needs are well catered for close to home.

The property is particularly well placed for commuters and those travelling further afield, with the A47 located nearby, providing direct links to both Norwich and King's Lynn. Norwich city centre can be reached in approximately 30 minutes by car, offering an extensive range of shopping, dining, entertainment and cultural attractions, as well as rail connections to Cambridge and London.

Public transport links are also readily available, with regular bus services operating between Dereham, Norwich and surrounding villages, making the area accessible for those preferring not to travel by car.

Despite its convenient setting, the location remains close to some of Norfolk's most attractive countryside. A variety of rural walks, green spaces and scenic routes can be found nearby, providing excellent opportunities for walking, cycling and outdoor recreation. The surrounding landscape offers a pleasant backdrop to everyday life, creating a balance between town convenience and countryside enjoyment.

With excellent road connections, a comprehensive range of local amenities and easy access to both Norwich and the wider Norfolk countryside, this location remains a popular choice for families, professionals and retirees alike.



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Norwich Road, Dereham

This substantial four-bedroom detached chalet offers a highly versatile layout, generous living accommodation and a convenient position within walking distance of Dereham town centre. Ideal for families, multi-generational living or those seeking flexible accommodation across both floors, the property combines well-proportioned rooms with excellent practical features, all set within a generous plot complete with driveway parking, an oversized garage and gardens to the front, side and rear.

Upon entering, a welcoming entrance hall provides access to the principal ground-floor accommodation, creating an immediate sense of space and flow throughout the home. The sitting room is a particularly inviting space, enjoying a dual-aspect design that fills the room with natural light while soft carpeting underfoot creates a comfortable and relaxing atmosphere. Well-sized and versatile, it offers an excellent setting for both everyday living and entertaining.

Positioned centrally within the home, the dining room acts as a natural hub for family life. This attractive space enjoys an open connection to the kitchen, creating a sociable layout ideal for modern living while still retaining distinct areas for dining and food preparation. The staircase rises from the dining area, adding character and enhancing the open feel of the accommodation.



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The kitchen has been thoughtfully arranged to provide practical workspace and storage, while maintaining easy access to the surrounding living areas. Beyond the kitchen, a particularly large utility room offers exceptional additional storage, workspace and room for household appliances, making it a valuable extension of the day-to-day living accommodation.

Three of the four double bedrooms are located on the ground floor, providing remarkable flexibility for a range of lifestyles. Whether utilised as sleeping accommodation, guest rooms, hobby spaces or home offices, the layout lends itself perfectly to changing family needs. These rooms are served by modern bathroom facilities, including a well-appointed family bathroom and a separate WC, which additionally benefits from built-in storage for enhanced practicality.

To the first floor, a substantial fourth double bedroom creates a private retreat away from the main accommodation. Accompanied by a separate shower room and landing area, this floor offers excellent independence and privacy, making it equally suitable for older children, guests or extended family members.



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Externally, the property enjoys gardens extending around the front, side and rear, creating a sense of space rarely found. The rear garden provides a pleasant environment for outdoor dining, gardening or simply relaxing, while the additional side garden enhances the property's overall plot and future potential.

A driveway provides off-road parking and leads to an oversized detached garage, offering excellent storage, workshop potential or secure parking. Combining four genuine double bedrooms, flexible living arrangements, modern bathroom facilities and generous outdoor space, this detached chalet presents an excellent opportunity to acquire a spacious and adaptable home in a well-connected location.

Agents Note

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

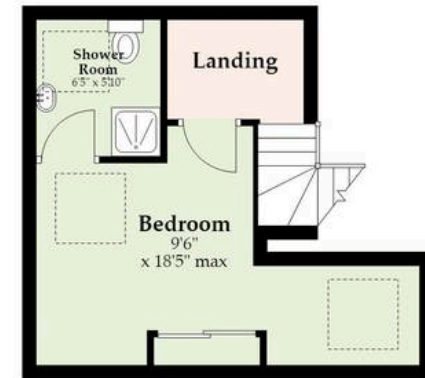


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Ground Floor
Approx. 1736.3 sq. feet



First Floor
Approx. 164.7 sq. feet



Total area: approx. 1901.0 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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