



6 Brailsford Close, Dereham

Minors & Brady



6 Brailsford Close

Dereham

Sold before reaching the open market, highlighting the strong demand for quality homes in the area. This spacious detached family home offers four bedrooms, versatile living accommodation and a generous rear garden.

Lovingly owned by the current vendors for over 20 years, the property includes a large living room, separate dining room, home office, cloakroom and a well-equipped kitchen with a matching utility room. Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom benefiting from an en-suite shower room. Outside, the established garden provides plenty of space for relaxing and entertaining, complemented by a patio area and timber gazebo. A driveway and garage complete this impressive family home.

- Sold before reaching the open market!
- Substantial detached home offering spacious and versatile family accommodation
- Four well-proportioned bedrooms including a principal suite with en-suite shower room
- Generous living room centred around an attractive feature fireplace
- Separate dining room ideal for family meals and entertaining guests
- Well-appointed kitchen fitted with traditional wooden-style cabinetry
- Matching utility room providing additional storage and practicality
- Dedicated home office ideal for remote working or study
- Established rear garden with lawn, patio and pergola
- Driveway parking and an attached garage providing excellent convenience and storage





The Location

Brailsford Close is a popular residential location situated within the well-established area of Toftwood, on the western side of Dereham. Known for its family-friendly environment and convenient setting, the area offers a balance of residential living and excellent access to everyday amenities, making it a popular choice for a wide range of buyers.

Residents benefit from being just a short distance from Dereham town centre, where a comprehensive range of facilities can be found. These include major supermarkets such as Tesco, Aldi and Morrisons, alongside independent shops, cafés, restaurants, pharmacies, healthcare services and other everyday essentials. Dereham's regular market and community events further contribute to the town's welcoming atmosphere.

Families are particularly well catered for, with highly regarded schools close by, including Toftwood Infant and Junior School and Dereham Neatherd High School. The area's strong educational offering and established residential surroundings make it especially appealing for those looking to settle within a well-connected community.

For leisure and recreation, residents have access to a variety of nearby facilities. Neatherd Moor provides extensive open green space ideal for walking and outdoor activities, while Dereham Leisure Centre offers a swimming pool, gym and fitness classes. The town is also home to a cinema, bowling alley and a selection of pubs and restaurants, ensuring plenty of options for all ages.

Brailsford Close is well placed for commuters, with excellent road connections via the nearby A47 providing straightforward access to Norwich, King's Lynn and the wider region. Regular bus services also connect Dereham with surrounding towns and villages, making travel both convenient and accessible.





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Having been cherished by the current owners for over 20 years, this substantial four-bedroom family home offers generous and versatile accommodation, a garage and driveway, and a well-established rear garden, all within a popular residential setting in Dereham.

The home is entered via a spacious entrance hall which immediately creates a welcoming first impression and provides access to the principal ground-floor accommodation. Positioned to the front of the property is a useful office, offering an ideal space for those working from home, studying or requiring a separate hobby room.

Completing the entrance hall is a conveniently placed cloakroom and staircase rising to the first floor.

The living room is a particularly impressive space, extending across much of the depth of the property and providing plenty of room for the whole family to gather. A feature fireplace creates a focal point within the room, while the generous proportions allow for a variety of furniture layouts. Doors open through to the dining room, creating a natural flow between the reception spaces whilst still allowing each room to retain its own identity.

The dining room provides an excellent setting for family meals, celebrations and entertaining, positioned conveniently alongside the kitchen. The kitchen itself is fitted with a range of warm wooden-style cabinetry, offering ample storage and workspace for everyday living.



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Beyond the kitchen, a matching utility room provides further practicality, helping to keep household tasks separate from the main living accommodation. The utility room also provides access towards the garage and outside.

Upstairs, the spacious landing serves four bedrooms and the family bathroom. The principal bedroom is generously proportioned and benefits from its own en-suite shower room. Bedrooms two and three are both comfortable doubles, while bedroom four provides excellent flexibility as a child's room, nursery, dressing room or additional office if required.

The family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

Outside, the property continues to impress with a well-established rear garden that provides plenty of space for children, pets and outdoor entertaining. Predominantly laid to lawn, the garden is complemented by mature planting and a patio seating area, creating an enjoyable environment throughout the warmer months. A pergola offers a sheltered place to sit and relax, while the established boundaries provide a pleasant backdrop to the outdoor space.

To the front, a driveway provides off-road parking and leads to the attached garage, adding further convenience and storage potential.

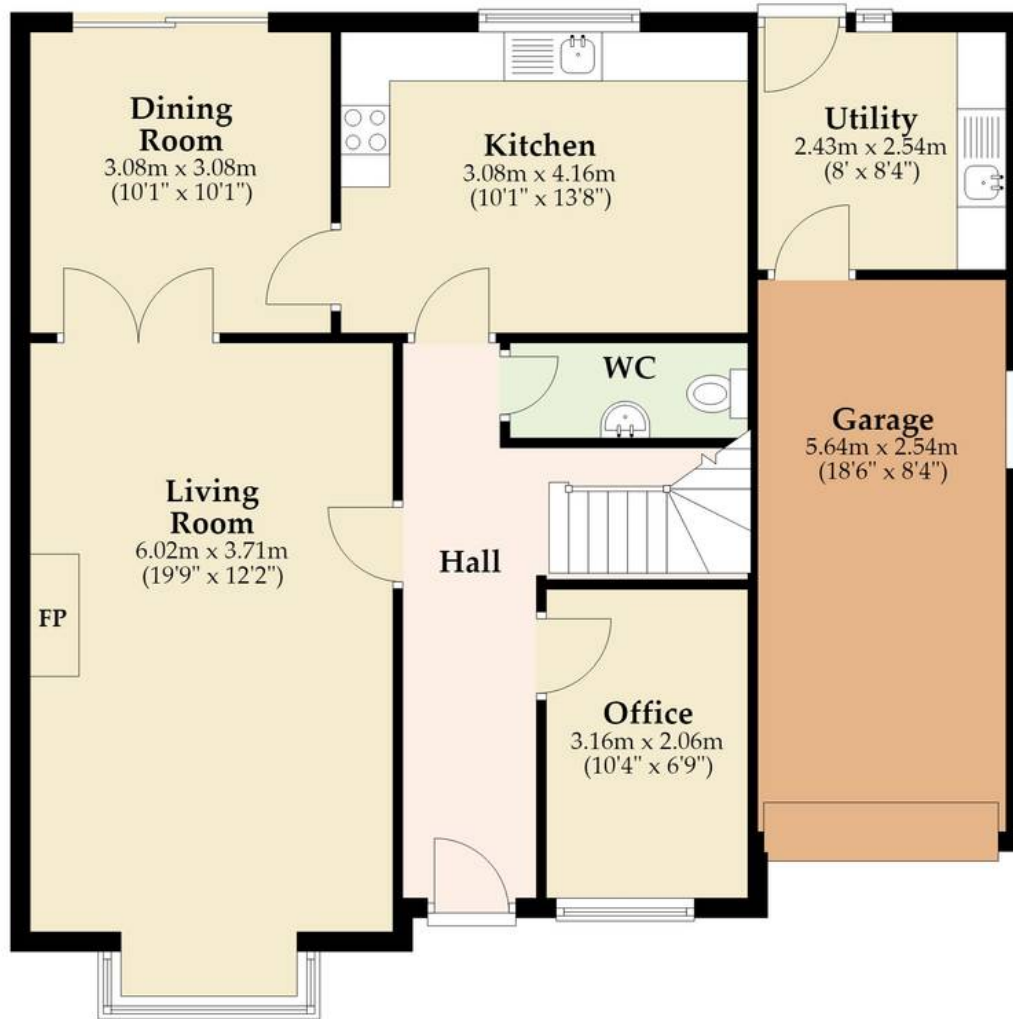
Agent's Note

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

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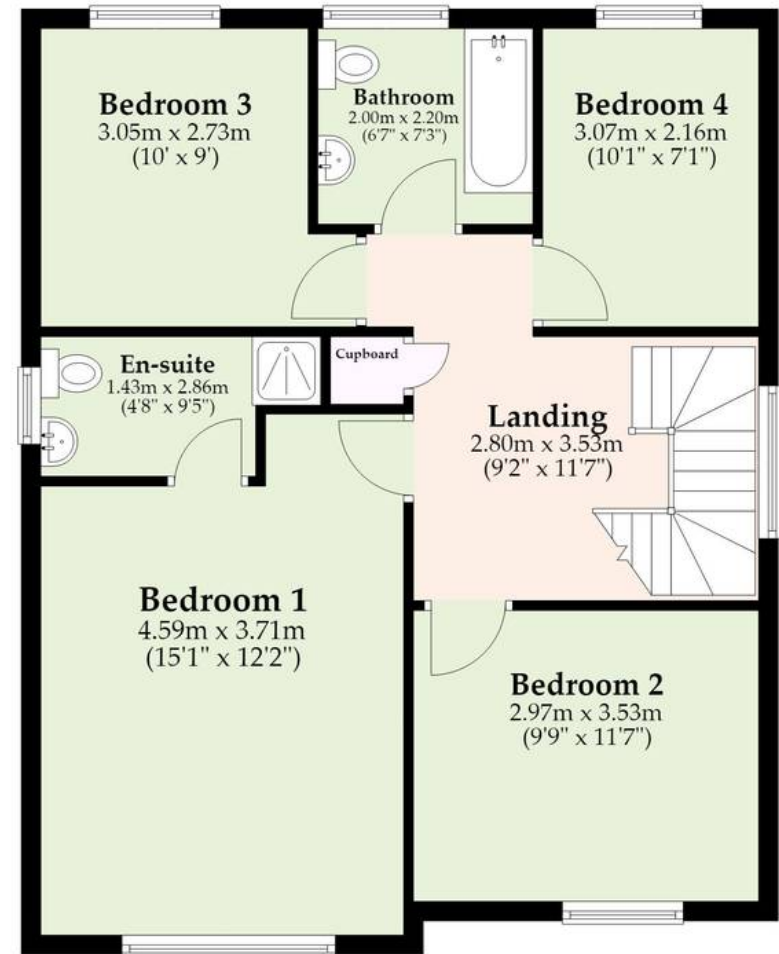
Ground Floor

Approx. 88.4 sq. metres (951.0 sq. feet)



First Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 155.0 sq. metres (1668.0 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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