



4 Kevin Walk, Dereham

Minors & Brady



4 Kevin Walk

Dereham

A fantastic opportunity for first-time buyers, families, or investors, this spacious end-terrace home offers versatile living with the added benefit of a fully insulated home office, two garages, and off-road parking. The property features a bright and welcoming lounge/diner, three well-proportioned bedrooms, and a family bathroom complemented by a separate W/C. Outside, the enclosed rear garden provides a private space to relax and enjoy the outdoors. A standout feature is the detached insulated outbuilding with power and lighting, ideal for remote working or a range of additional uses. Further benefits include two en-bloc garages and designated parking, offering excellent practicality and storage solutions. With a newly fitted gas boiler and water tank already in place, this well-maintained home is ready to be enjoyed from day one.

- Spacious end-terrace home with flexible accommodation
- Three well-proportioned bedrooms
- Bright and generous lounge/dining room ideal for entertaining
- Fully insulated outbuilding with power and lighting
- Excellent home office, studio, or hobby space potential
- Enclosed rear garden offering a private outdoor setting
- Family bathroom alongside a separate W/C
- Two garages providing valuable parking and storage
- Additional off-road parking for added convenience
- Newly installed gas boiler and hot water tank





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The Location

Within walking distance of Dereham town centre, this property enjoys a convenient yet peaceful setting, offering the perfect balance between accessibility and everyday comfort. A range of local amenities can be found nearby, including supermarkets, convenience stores, and a popular public house, while the town centre itself provides an even wider selection of shops, supermarkets including Tesco and Morrisons, cafés, restaurants, and essential services.

Dereham is well served with a variety of amenities, including doctors' surgeries, pharmacies, dental practices, a cinema, bowling alley, and leisure facilities, making it well suited to a range of lifestyles. Families will appreciate the choice of schools catering for all ages, while commuters benefit from excellent road links via the nearby A47, providing straightforward access to Norwich, King's Lynn, and surrounding Norfolk villages.

Positioned on the edge of the town, the property benefits from a slightly more relaxed atmosphere than more central locations, whilst still being close to everything needed for day-to-day living. The combination of convenience, local amenities, green open spaces, and strong transport connections makes this a highly desirable location for homeowners and investors alike.



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This well-presented end-terrace home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, or investors alike. Combining generous living space with impressive practical features, the property is perfectly suited to modern lifestyles.

Upon entering, you are welcomed into a bright and inviting lounge/diner measuring over 16ft in length. This generous reception space provides plenty of room for both comfortable seating and formal dining, creating a sociable environment for everyday living, entertaining guests, or spending time with family. Large windows allow natural light to fill the room, enhancing the sense of space throughout.

The accommodation continues with a well-appointed kitchen, designed to offer practicality and convenience, while a separate ground-floor W/C provides additional functionality for busy households.

To the first floor, the property boasts three well-proportioned bedrooms, each offering flexibility for a variety of needs. Whether utilised as comfortable sleeping accommodation, a nursery, dressing room, or additional workspace, the rooms provide ample versatility to adapt as requirements change over time. A family bathroom serves the bedrooms, complemented by the separate W/C arrangement which adds further convenience.





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Stepping outside, the enclosed rear garden offers a pleasant and private outdoor space to enjoy throughout the year. Whether relaxing in the warmer months, entertaining friends, or creating a family-friendly environment, the garden provides excellent potential for outdoor living.

A particular highlight of the property is the fully insulated outbuilding, complete with lighting and power. Currently ideal as a home office, this valuable additional space could also be utilised as a studio, hobby room, gym, treatment room, or workspace, making it a superb feature for those who work remotely or require additional accommodation away from the main house.

Further enhancing the appeal are the two en-bloc garages, each measuring approximately 16ft in length, providing excellent storage options alongside secure parking. In addition, the property benefits from off-road parking, a highly sought-after feature that adds convenience and practicality.

The home has also benefited from the installation of a newly fitted gas boiler and water tank, providing reassurance for prospective purchasers.

Agent's Note

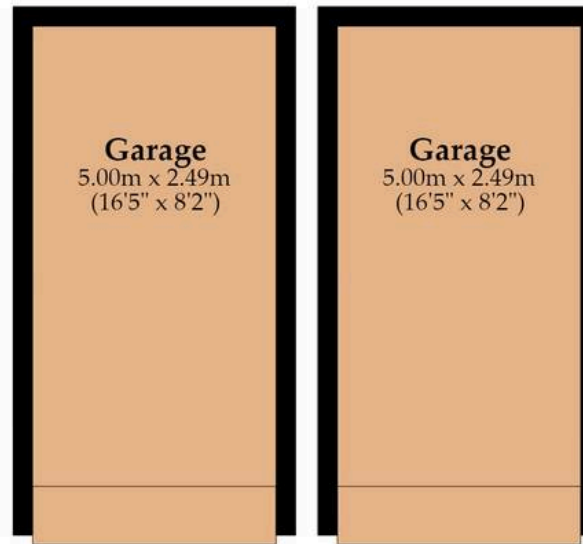
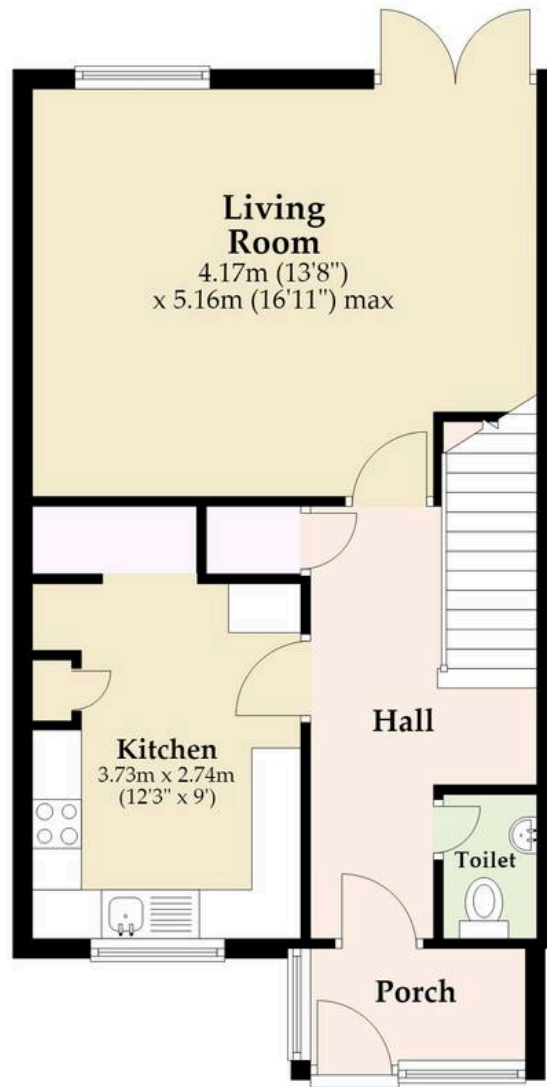
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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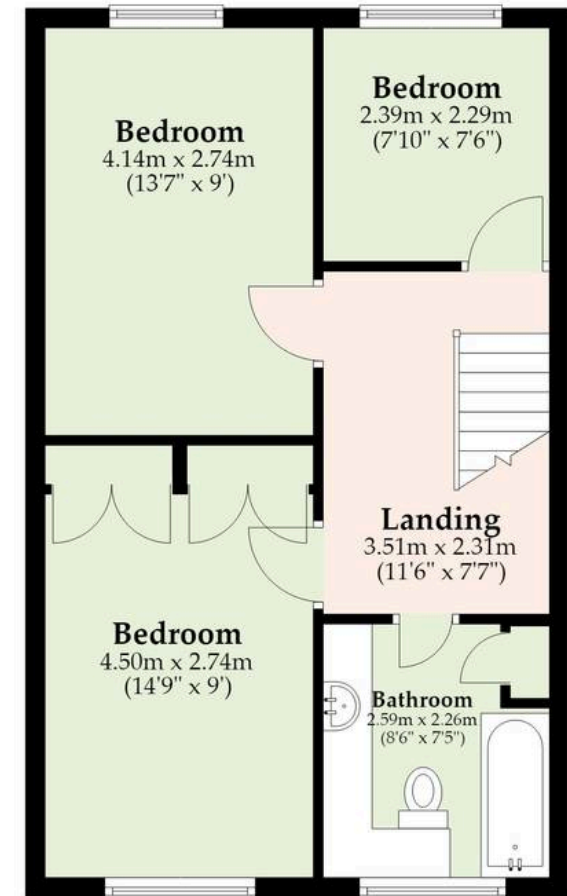
Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



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Total area: approx. 117.5 sq. metres (1265.0 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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