



29 Bramley Road, Dereham

In Excess of £395,000

Minors & Brady



29 Bramley Road

Dereham

A superb family home tucked away in a sought-after cul-de-sac setting. Nestled on the outskirts of Dereham, this detached four-bedroom property offers spacious and versatile accommodation perfectly suited to modern family life. The well-designed layout includes a generous lounge/dining room with garden access, a kitchen/breakfast room and the added convenience of a utility room and ground floor WC. Upstairs, four well-proportioned bedrooms are complemented by an updated family bathroom and a modern en-suite to the principal bedroom. Outside, a south-west facing garden provides an excellent space for relaxing and entertaining, while the garage and driveway offer practical off-road parking. Conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity to secure a well-maintained family home in a popular Dereham location.

- Detached family home in a sought-after cul-de-sac location
- Four well-proportioned bedrooms
- Principal bedroom with modern en-suite shower room
- Spacious bay-fronted lounge and dining area with feature fireplace
- Well-equipped kitchen/breakfast room with breakfast bar
- Separate utility room and ground floor WC
- Updated family bathroom and en-suite
- Enclosed south-west facing rear garden with lawn and patio areas
- Garage and private driveway providing off-road parking
- Conveniently located for Dereham town centre, schools and transport links





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The Location

Situated in the popular market town of Dereham, this property enjoys a convenient position that perfectly balances accessibility with a quieter setting on the edge of town. Within easy reach are a range of everyday amenities, including supermarkets, local shops and public houses, while Dereham's bustling town centre offers an excellent selection of independent retailers, national chains, cafés and restaurants.

The town is well served by essential services, with doctors' surgeries, dental practices, pharmacies and educational facilities catering for all ages. Leisure opportunities are equally varied, with a cinema, bowling alley, gym and leisure centre all available locally, whilst nearby parks and green spaces provide opportunities for walking, cycling and enjoying the outdoors.

The nearby country park is a particular highlight, offering attractive routes through natural surroundings and a welcome escape into nature.

Dereham is renowned for its strong sense of community and regular local events throughout the year, helping to create a welcoming and vibrant atmosphere. The town also serves as an excellent base for exploring Norfolk, with convenient access to Norwich, the stunning North Norfolk coastline and the county's many picturesque villages and countryside destinations.

For commuters, the nearby A47 provides straightforward road links to Norwich, King's Lynn and beyond, making the location particularly appealing for those needing to travel whilst still enjoying the benefits of market town living. Combining convenience, connectivity and access to open green space, this is a location that offers something for a wide range of buyers.



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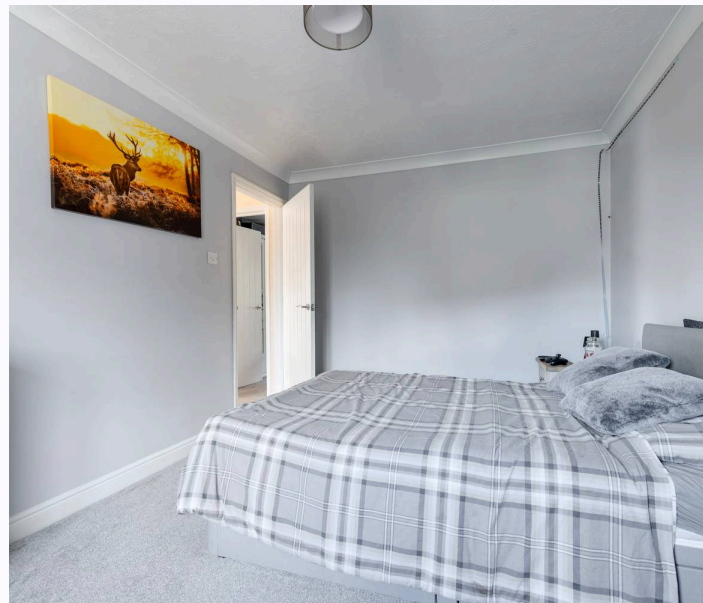
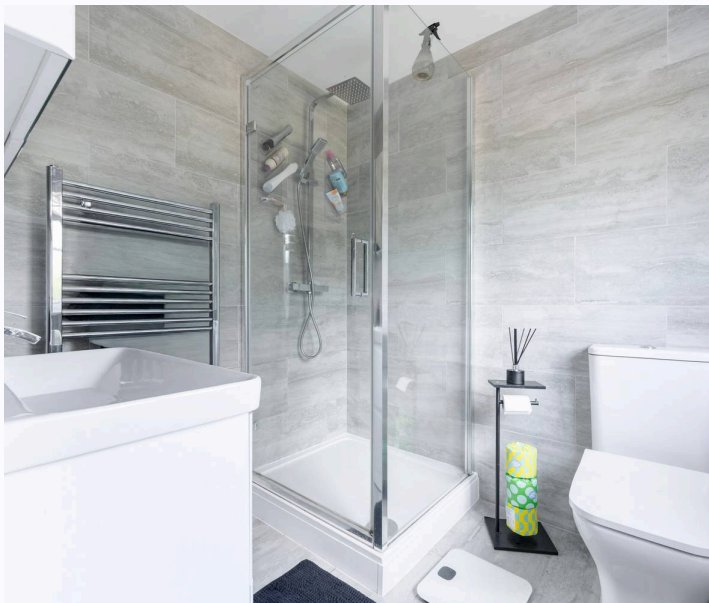
Occupying a desirable position at the end of a cul-de-sac on the outskirts of Dereham, this detached family home offers generous and well-balanced accommodation, ideal for modern family living.

Combining spacious interiors with a practical layout, the property provides flexible living space and a welcoming atmosphere throughout.

At the heart of the home is a well-appointed kitchen/breakfast room, complete with a breakfast bar creating the perfect setting for busy mornings, family meals and entertaining alike.

A separate utility room helps keep day-to-day household tasks neatly tucked away, while a convenient ground floor WC adds further practicality.

The main reception space is particularly impressive, with a spacious bay-fronted lounge and dining area providing plenty of room for both relaxation and social gatherings. A feature fireplace creates a cosy focal point, while direct access to the rear garden allows the living accommodation to extend seamlessly outdoors during the warmer months.



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Upstairs, the property offers four bedrooms, making it an excellent choice for growing families or those requiring dedicated workspace. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylishly updated family bathroom.

Both the bathroom and en-suite have been modernised, enhancing the home's move-in-ready appeal.

Outside, the enclosed rear garden enjoys a favourable south-westerly aspect and provides an attractive outdoor space for families and entertaining. Predominantly laid to lawn and complemented by patio seating areas, it offers ample space for children to play, gardening enthusiasts to enjoy, or simply relaxing in the sunshine.

Further benefits include a single garage, private driveway parking, gas central heating and double glazing throughout. Conveniently positioned for access to Dereham's town centre, local amenities, schools and major road connections, this is a fantastic opportunity to acquire a spacious and well-maintained family home in a popular residential location.

Agent's Note

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

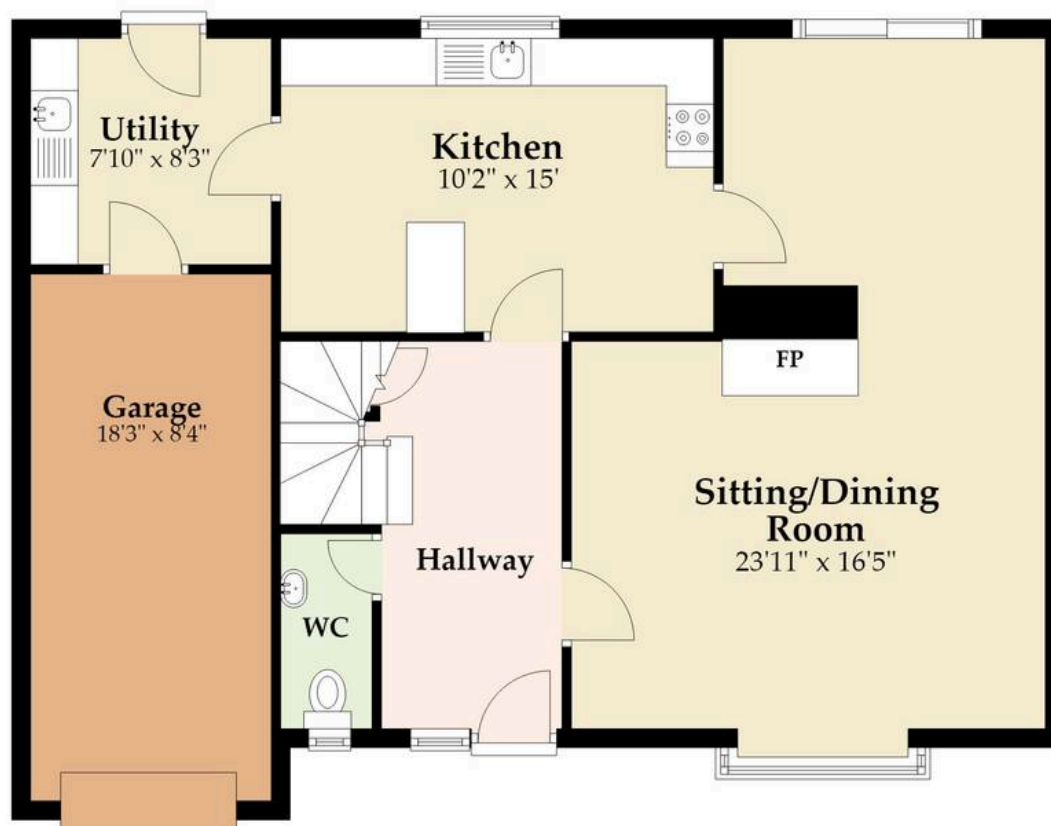


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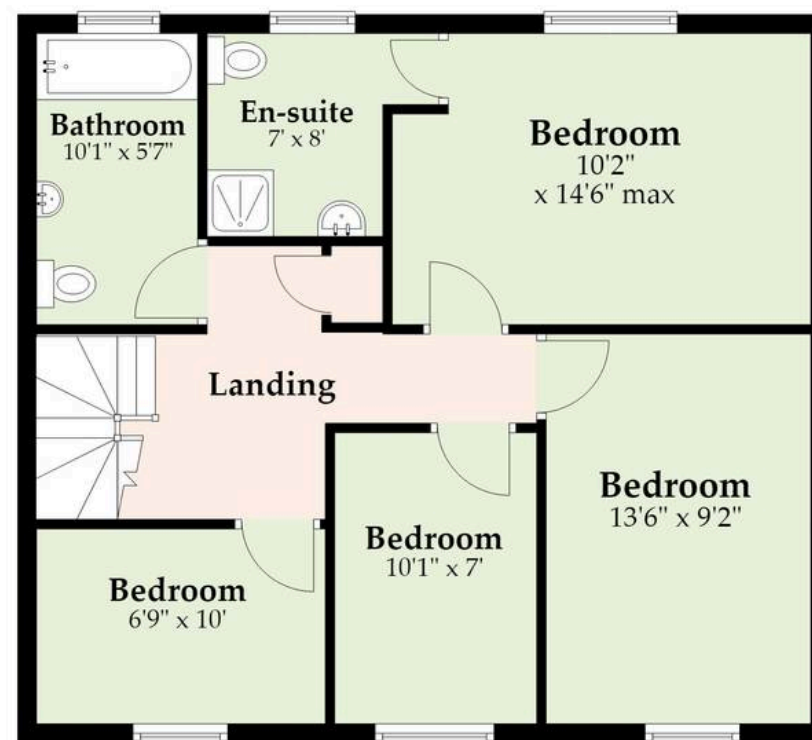
Ground Floor

Approx. 851.0 sq. feet



First Floor

Approx. 707.8 sq. feet



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Total area: approx. 1558.7 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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