



Quebec Court Quebec Road, Dereham

Minors & Brady



A landmark Dereham residence of remarkable scale, rich heritage and outstanding versatility, Quebec Court is a home that leaves a lasting impression. Originally built in 1959 to an exacting specification, this distinguished seven/six-bedroom detached property beautifully showcases its architectural pedigree through an abundance of character features. Extending to substantial accommodation across two floors, the home offers an enviable balance of grand formal reception spaces and flexible living areas designed to adapt effortlessly to family life. Thoughtfully arranged throughout, its versatile layout includes the potential for multi-generational living, dedicated home working and guest accommodation, ensuring it caters to a wide variety of lifestyle requirements. Set within beautifully established and private grounds, the property is complemented by extensive parking, a double garage and a substantial detached outbuilding offering exciting future potential.

- Prominent seven-bedroom detached residence occupying a sought-after position close to the centre of Dereham
- Elegant reception rooms combine period charm with practicality, creating superb areas for everyday living and hosting
- Beautifully appointed kitchen/breakfast room with bespoke cabinetry, quality finishes and generous ancillary storage
- Adaptable layout including a ground floor bedroom and wet room, ideal for guests or multi-generational living
- Six well-proportioned first floor bedrooms, centred around an impressive principal suite with luxury en-suite access
- Mature and private gardens surround the property, providing attractive outdoor space and a peaceful setting
- Gated driveway with extensive parking, detached double garage and additional space for caravans or recreational vehicles
- Characterful detached outbuilding offering exceptional versatility, with exciting potential for a variety of future uses





## The Location

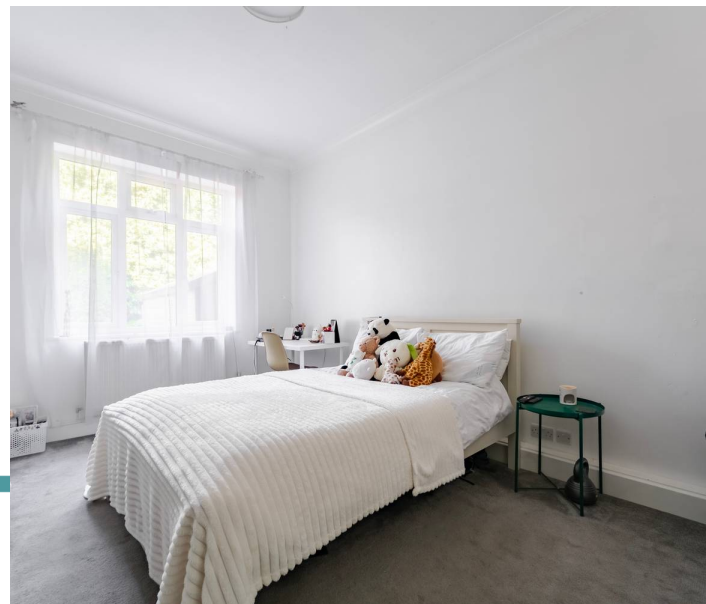
Situated within a well-established residential area to the east of Dereham town centre, this location remains a popular choice for a wide range of buyers thanks to its excellent balance of convenience, community and connectivity. Offering a welcoming residential setting, the area enjoys easy access to Dereham's extensive amenities whilst retaining a peaceful neighbourhood feel, making it particularly appealing to families, professionals, first-time buyers and retirees alike.

One of the standout features of the location is its proximity to Dereham Golf Club, situated just moments away, providing excellent leisure opportunities for keen golfers and a picturesque backdrop to the surrounding area. Residents also benefit from being within comfortable walking distance of Dereham town centre, where a wide range of supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities can be found. The thriving market town atmosphere fosters a strong sense of community, supported by regular local events and an excellent range of everyday services.

Families are particularly well served, with a selection of well-regarded primary and secondary schools nearby, alongside childcare facilities, parks, recreational grounds and green open spaces. The town also offers a variety of leisure facilities, including a leisure centre, cinema and bowling complex, ensuring there is something to suit all ages and lifestyles.

For those who enjoy the outdoors, the surrounding Norfolk countryside provides ample opportunities for walking, cycling and exploring scenic rural landscapes. A network of local footpaths and nearby green spaces allows residents to enjoy an active lifestyle whilst remaining close to home.

The property is exceptionally well connected, benefiting from swift access through nearby Scarning to the A47, providing convenient routes towards Norwich, King's Lynn and the wider region.



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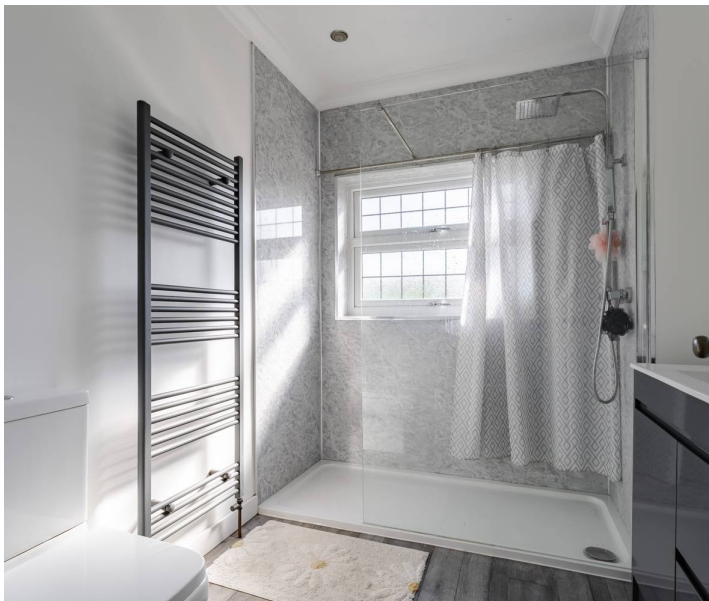
## Quebec Road, Dereham

Occupying a prominent position within the heart of Dereham, Quebec Court is an exceptional seven bedroom detached residence, originally constructed in 1959 to an exacting specification and beautifully maintained ever since. Blending elegant architectural design with an impressive array of character features, this distinguished family home offers substantial and versatile accommodation extending across two floors, complemented by generous grounds, extensive parking, a double garage and a substantial detached outbuilding with exciting future potential.

From the moment you step through the original timber and glazed entrance doors, the sense of quality and craftsmanship is immediately apparent. A grand reception hall provides a warm welcome, centred around an attractive spiral staircase and featuring solid oak flooring, creating an impressive introduction to the home. The principal reception rooms flow effortlessly from the hall, offering superb spaces for both entertaining and everyday family life.

The elegant sitting room is a standout feature of the property, enjoying a dual aspect and centred around a striking fireplace with intricately carved detailing and a modern wood-burning stove. Decorative panelling and bespoke shelving add further character, while bi-fold doors connect seamlessly to the formal dining room, allowing the two spaces to combine for larger gatherings.

The dining room itself enjoys delightful views over the gardens and provides direct access to a private study, ideal for home working.



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At the heart of the home lies a magnificent kitchen/breakfast room, fitted with bespoke cabinetry, granite work surfaces and an impressive traditional AGA. A matching dresser unit, porcelain butler sink and generous breakfast space create a kitchen perfectly suited to modern family living, while the adjoining walk-in pantry provides excellent additional storage and utility space.

One of the home's most versatile features is the additional ground floor reception room, currently arranged as a seventh bedroom. Situated alongside a nearby wet room, this area offers an ideal solution for multi-generational living, visiting relatives or those seeking ground floor accommodation without compromising on space or privacy.

To the first floor, a spacious landing provides access to six well-proportioned bedrooms, five of which are generous doubles. The principal suite is particularly impressive, benefiting from direct access to a luxurious Jack and Jill en-suite bathroom shared with the adjoining second bedroom, currently utilised as a dressing room.

The en-suite has been thoughtfully upgraded and now boasts a four-piece suite comprising a stylish corner bath, separate shower enclosure, wash basin and WC, creating a superb private retreat. A further contemporary shower room serves the remaining bedrooms.

Externally, the property continues to impress. Wrought-iron gates open onto a recently updated driveway which sweeps around two magnificent mature beech trees before leading to extensive parking areas, a detached double garage and additional hardstanding suitable for a caravan, motorhome or boat.



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### Dereham

The beautifully maintained gardens wrap around the home and feature expansive lawns, mature borders, established trees, a summerhouse and a variety of seating areas, all enclosed to provide a high degree of privacy.

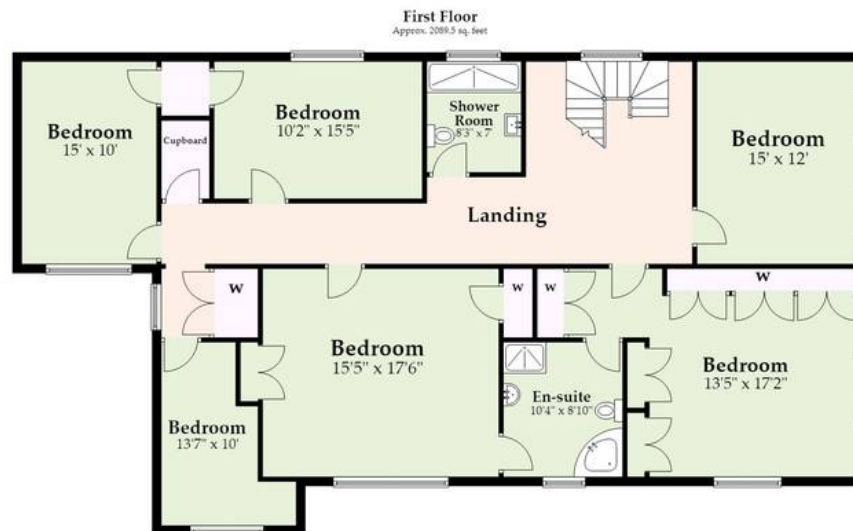
A particularly exciting feature is the substantial detached outbuilding located within the grounds. Currently used for garaging, storage and recreational purposes, this characterful structure offers a generous footprint, impressive ceiling height and excellent versatility. Subject to the necessary permissions, it may lend itself to a variety of future uses, making it a valuable addition to an already exceptional property.

### Agent's Note

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



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Total area: approx. 4768.9 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 PlanIt.

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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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