



9 Fox Road, Dereham

Minors & Brady



9 Fox Road

Dereham

Spacious, versatile and perfectly suited to modern family life, this impressive townhouse offers exceptional accommodation across three well-designed floors. Tucked away within a modern residential development, this substantial four-bedroom end-of-terrace home combines generous living space with practical everyday convenience. The property features a spacious sitting room, an excellent kitchen/dining room with garden access, and flexible bedroom accommodation ideal for growing families. A principal bedroom with ensuite, two further bath/shower rooms, and a low-maintenance rear garden ensure comfortable living throughout. Completing the package is driveway parking, a detached garage and easy access to local amenities, schools and transport links.

- Substantial four-bedroom end-of-terrace townhouse arranged over three floors
- Tucked away within a modern residential development in Dereham
- Spacious sitting room filled with natural light
- Generous kitchen/dining room with direct access to the rear garden
- Principal bedroom benefiting from a private ensuite shower room
- Three further well-proportioned bedrooms offering flexible accommodation
- Family bathroom, additional shower room and ground-floor cloakroom
- Enclosed low-maintenance rear garden ideal for entertaining
- Private driveway providing off-road parking
- Detached garage offering secure parking, storage or workshop potential





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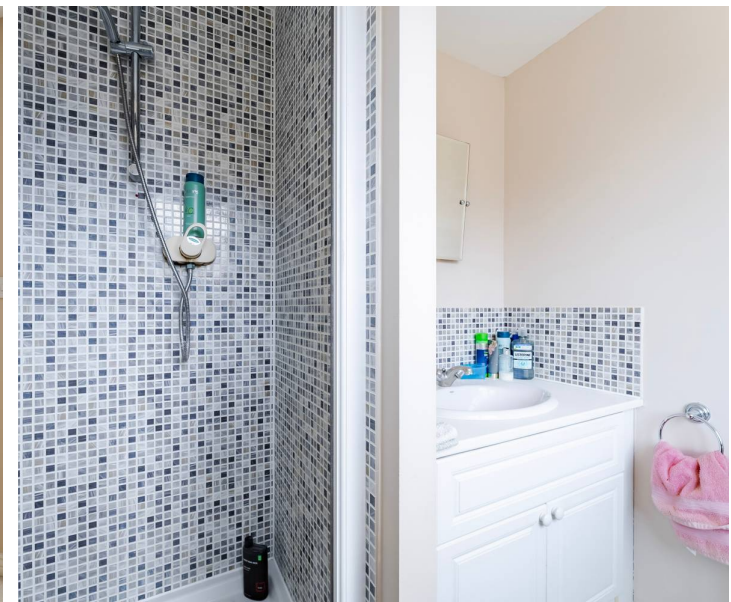
The Location

Situated within the popular market town of Dereham, this property enjoys a convenient setting that combines everyday practicality with excellent access to the wider Norfolk area. Dereham's bustling town centre is within comfortable walking distance, offering a variety of independent shops, supermarkets, cafes, restaurants and essential services, making day-to-day living both easy and enjoyable.

For those who enjoy outdoor space, Dereham benefits from a number of nearby parks, walking routes and recreational facilities, while the surrounding Norfolk countryside provides endless opportunities for countryside walks and exploration. Tesco and Aldi are both close at hand, ensuring convenient shopping options for weekly essentials.

Families are particularly well catered for, with a range of primary and secondary schools available within Dereham and the surrounding villages, alongside leisure facilities, healthcare services and community amenities. The town also offers a cinema, sports centre and a regular market, contributing to its strong sense of community.

Commuters will appreciate the property's easy access to the A47, providing straightforward connections to Norwich, Swaffham, King's Lynn and beyond. Norwich city centre, with its extensive retail, cultural and employment opportunities, can be reached in under 30 minutes by car, making this an ideal location for those seeking a balance between town convenience and Norfolk's rural charm.



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Fox Road, Dereham

Tucked away towards the rear of a modern residential development, this substantial four-bedroom end-of-terrace townhouse offers an impressive amount of living space, thoughtfully arranged over three floors. Designed to suit the needs of modern family life, the property provides versatile accommodation, generous room proportions and a practical layout that can easily adapt to changing requirements.

Stepping inside, a welcoming entrance hall sets the tone for the home, offering a bright introduction and providing access to the principal ground-floor rooms. To the front of the property, the spacious sitting room offers a comfortable retreat, filled with natural light and providing ample space for a variety of seating arrangements. Whether enjoying a quiet evening or hosting guests, this attractive reception room offers a warm and inviting atmosphere.

To the rear, the kitchen/dining room serves as the heart of the home. Generously proportioned and ideal for everyday family living, the room benefits from extensive worktop space and storage options while comfortably accommodating a dining table. Patio doors connect the space directly with the rear garden, creating a seamless flow between indoors and out while allowing natural light to flood the room throughout the day. A convenient ground-floor cloakroom further enhances the practicality of the accommodation.



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The first floor hosts the principal bedroom, a well-appointed double room benefiting from the added luxury of a private ensuite shower room. A further generously sized bedroom is also located on this level, offering flexibility as a guest room, nursery or home office. Completing the floor is a family bathroom, conveniently positioned to serve the household.

The second floor provides two additional double bedrooms, both offering excellent proportions and versatility. Whether utilised as bedrooms for older children, guest accommodation, hobby rooms or dedicated work-from-home spaces, these rooms allow the property to adapt to a wide range of lifestyles. A separate shower room on this floor provides additional convenience and helps ensure comfortable day-to-day living for larger households.

Outside, the property continues to impress. The enclosed rear garden has been designed with ease of maintenance in mind, providing a pleasant outdoor space to enjoy without extensive upkeep. There is ample room for outdoor seating, entertaining, planting schemes or even a garden workspace, depending on individual needs.

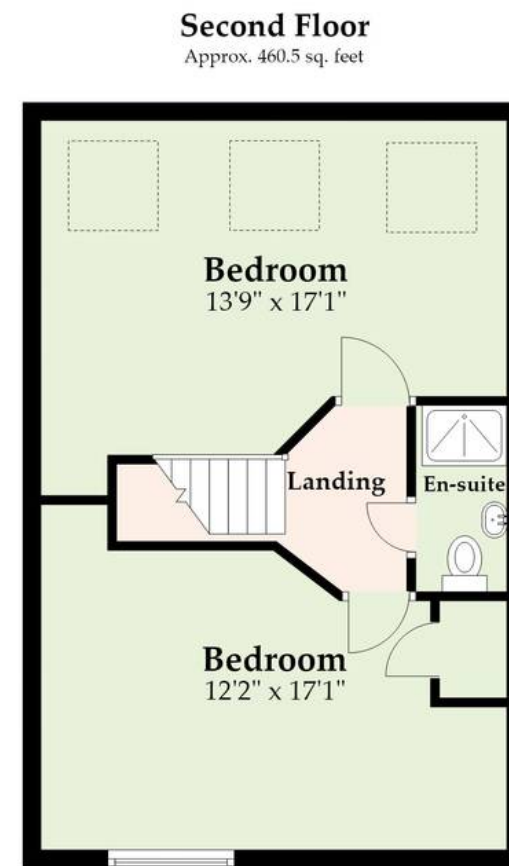
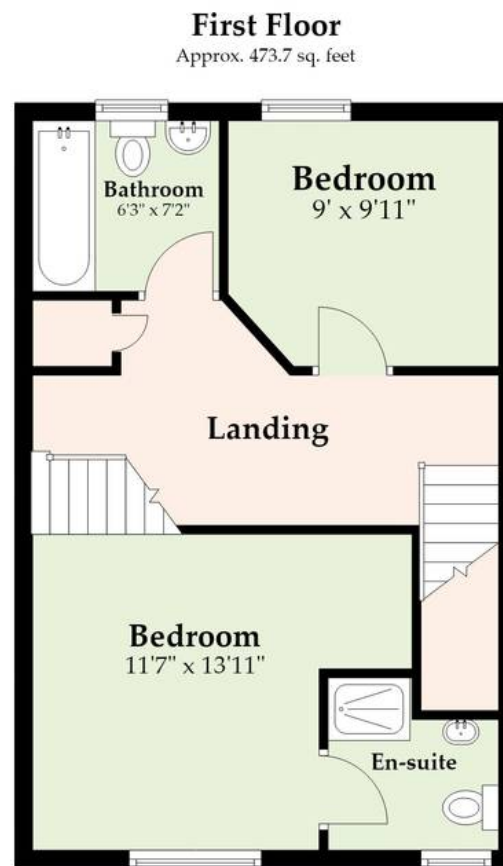
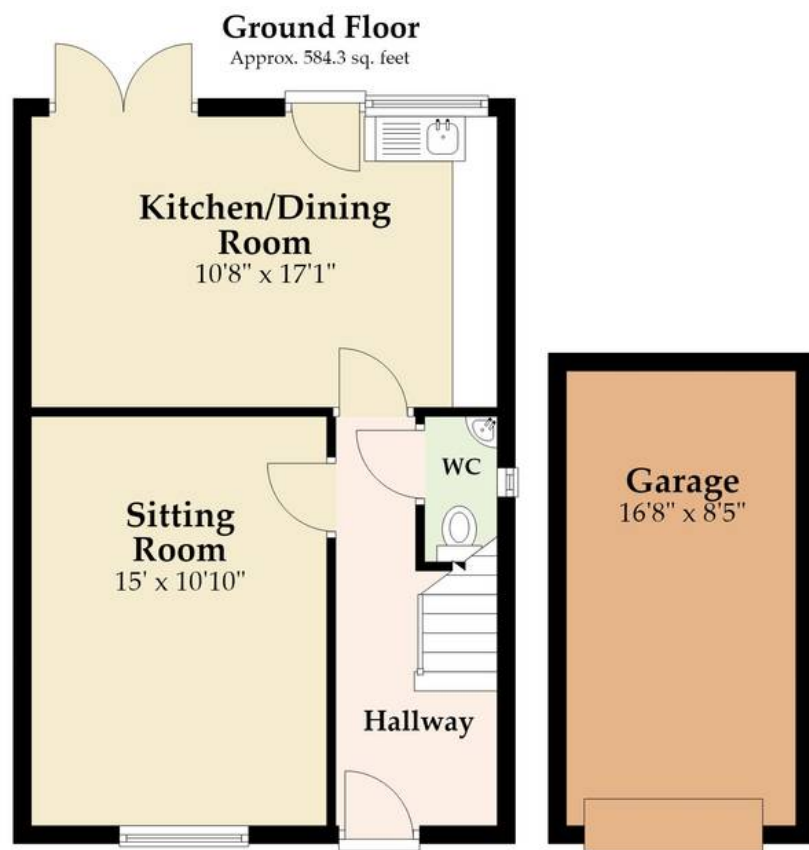
Parking is a particular feature of the home, with a private driveway providing off-road parking alongside a detached garage positioned separately to the side of the property. The garage offers additional storage, workshop potential or secure vehicle parking.

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. 1518.6 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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