



102 Norwich Road, Dereham

Minors & Brady



102 Norwich Road

Dereham

Set along a desirable road just moments from the centre of Dereham, this attractive end-of-terrace home presents an excellent opportunity for first-time buyers, investors or those seeking a property that offers both character and convenience. Inside, two inviting reception rooms centred around charming brick-built fireplaces provide welcoming spaces for everyday living and entertaining, while the modern kitchen, separate utility room and ground floor WC cater perfectly to modern lifestyles. Upstairs, two generous double bedrooms are served by a well-appointed bathroom with built-in vanity storage. Outside, the private low-maintenance garden offers an enjoyable setting for relaxing and socialising, complemented by off-road parking, making this a home that is as practical as it is appealing.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity and drainage.

Gas central heating system.

Please note: This property has a bisected garden.



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Norwich Road is situated within the popular Norfolk market town of Dereham, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its strong community atmosphere, excellent facilities, and central position within Norfolk, providing convenient access to both Norwich and the surrounding countryside.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Dereham's thriving centre offers a variety of independent retailers, national stores, leisure amenities, and community services, catering for a wide range of everyday needs.

The area provides a wealth of recreational opportunities, with nearby parks, open green spaces, leisure facilities, and countryside walks offering excellent opportunities for outdoor enjoyment. The surrounding Norfolk countryside further enhances the appeal of the location, providing attractive walking and cycling routes through picturesque rural landscapes.

Dereham is conveniently positioned for access to the nearby market towns of Fakenham, Watton, and Wymondham, whilst the city of Norwich is within easy reach and offers an extensive range of shopping, dining, cultural, educational, and entertainment facilities.

The area enjoys excellent transport connections, with convenient access to the A47 providing direct routes to Norwich, King's Lynn, and the wider Norfolk region. Norwich railway station is easily accessible and offers regular services to Cambridge, London Liverpool Street, and destinations across the country, making the location particularly appealing to commuters.

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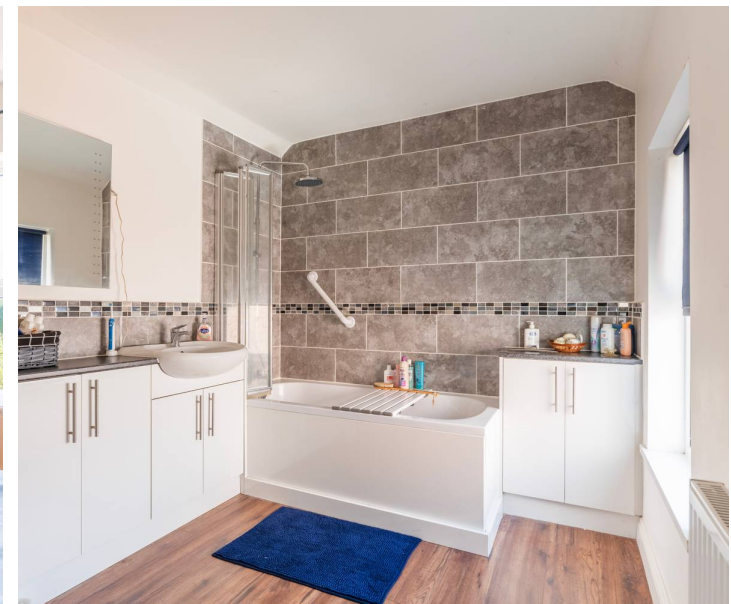
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Positioned along a desirable road just a short distance from the heart of Dereham, this well-presented end-of-terrace home offers an appealing opportunity for first-time buyers, downsizers or investors seeking a property that is ready to enjoy from day one.

Stepping inside, the welcoming accommodation unfolds with two versatile reception rooms that create distinct areas for both relaxation and entertaining. Each space is enhanced by an attractive brick-built fireplace, adding character and a natural focal point to the rooms. Whether hosting friends for dinner, enjoying family meals or settling in for a quiet evening, these rooms offer flexibility to suit a variety of lifestyles while retaining a warm and inviting atmosphere.

The kitchen has been thoughtfully fitted with modern cabinetry, providing ample storage alongside generous work surface space for day-to-day cooking. An integrated oven is neatly incorporated, while designated under-counter areas accommodate additional appliances. Positioned to the rear, the separate utility room offers valuable practical space for laundry and household essentials, helping to keep the main living areas organised and clutter-free. A conveniently located ground floor WC further enhances the functionality of the home.





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Upstairs, the property continues to impress with two comfortable double bedrooms, each offering the space and versatility required for modern living. The rooms provide peaceful environments for rest and relaxation, with scope for home working, guest accommodation or additional storage where desired.

The rear bedroom benefits from direct access to the bathroom. The bathroom is fitted with a three-piece suite and complemented by built-in vanity storage, providing a practical and stylish space for everyday use.

Outside, the rear garden has been designed with ease of maintenance in mind, allowing more time to enjoy the space rather than maintain it. A combination of paved and shingled areas creates ideal spots for outdoor dining and summer gatherings. Established planting beds, mature trees and seasonal greenery provide colour and interest throughout the year, while a timber shed offers useful storage for gardening equipment, bicycles or outdoor furniture.

To the front, a private driveway provides valuable off-road parking, completing the practical appeal of this attractive home.



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Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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