



46 Boyd Avenue, Dereham

Minors & Brady



46 Boyd Avenue

Dereham

Set within a convenient and well-connected location close to everyday amenities, this beautifully updated bungalow offers bright, stylish living with generous outdoor space and exceptional practicality. The welcoming interior is centred around a spacious living room where a charming wood burner creates a cosy focal point, while the re-fitted kitchen, complete with a double Rangemaster cooker, is perfectly suited to both everyday life and entertaining. Two well-proportioned double bedrooms and two bathrooms provide flexible accommodation, while outside, the large enclosed garden offers plenty of space to relax and enjoy. A substantial workshop, powered outbuildings, driveway parking and an EV charger complete this appealing home.



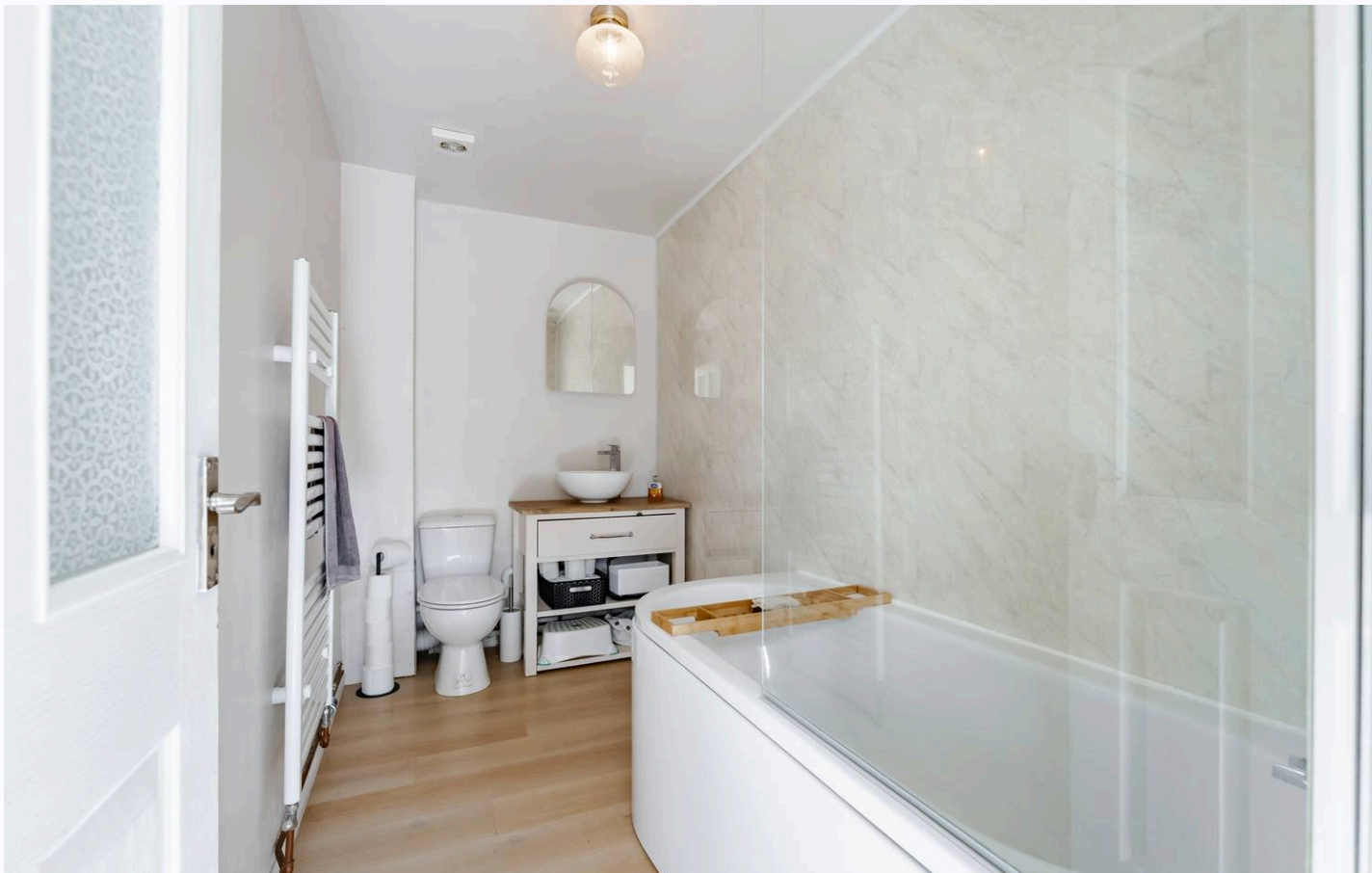


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- Beautifully updated semi-detached bungalow occupying a well-regarded position close to local amenities
- Spacious and light-filled sitting room centred around a characterful wood-burning stove
- Dining/garden room with French doors that open out to the garden, creating an effortless flow between the indoor and outdoor spaces
- Thoughtfully re-fitted kitchen featuring a double Rangemaster cooker and generous preparation space, with a separate utility room
- Two well-proportioned double bedrooms, including an exceptionally comfortable principal bedroom
- Two stylish bathrooms providing flexibility and convenience for residents and guests
- Generous enclosed rear garden offering ample space for outdoor dining, relaxation and gardening
- Substantial workshop with power, lighting, workbench and shelving, ideal for hobbies and creative pursuits
- Additional powered outbuilding providing practical storage and versatility
- Private driveway parking complemented by an EV charging point for modern convenience





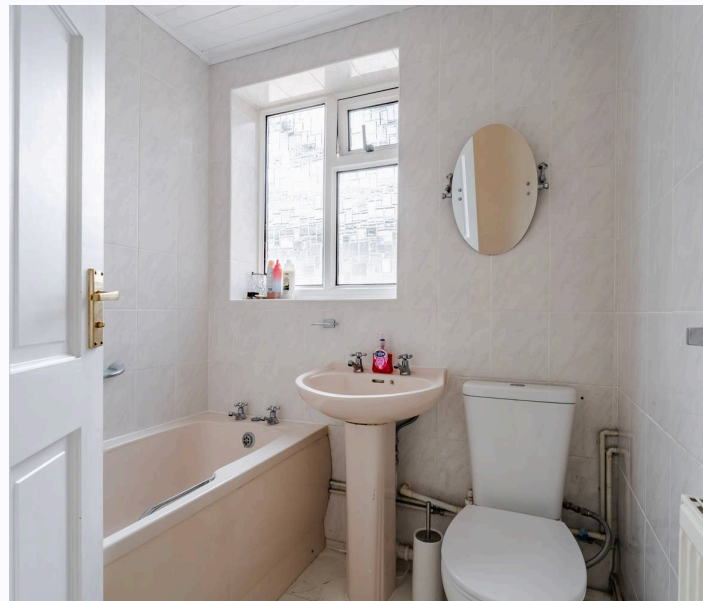
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Boyd Avenue is situated within the popular Norfolk market town of Dereham, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its strong community atmosphere, excellent facilities, and central position within Norfolk, providing convenient access to 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 town centre offers a variety of independent retailers and national stores, together with a range of leisure and community amenities catering for everyday needs.

The area provides a wealth of recreational opportunities, with nearby parks, open green spaces, sports facilities, and countryside walks offering excellent opportunities for outdoor enjoyment. The surrounding Norfolk countryside further enhances the appeal of the location, whilst nearby attractions and nature reserves provide a variety of leisure pursuits throughout the year.



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. Regular public transport services operate throughout the town and surrounding areas, ensuring straightforward access to neighbouring communities and amenities.

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Occupying a sought-after position close to local amenities, this updated and improved semi-detached bungalow offers beautifully presented accommodation, generous outside space and excellent practicality throughout.

Upon entering the property, you are welcomed by an entrance hall that immediately sets the tone for the accommodation beyond. Thoughtfully maintained and well-presented, this central space provides access to the principal rooms, creating an inviting first impression and a practical flow throughout the bungalow.

The main reception room is a particularly attractive space and serves as the ideal setting for both everyday living and entertaining. Flooded with natural light, the spacious living room enjoys a warm and welcoming atmosphere, enhanced by a charming wood-burning stove which forms a striking focal point. Sliding doors open into the dining/garden room, creating an effortless flow for everyday living and entertaining. These comfortable spaces offer flexibility for a variety of furniture arrangements while creating an environment suited to year-round enjoyment.

Positioned adjacent to the living accommodation, the kitchen has been re-fitted to provide a stylish and highly functional space. Thoughtfully designed with modern living in mind, it offers an excellent range of storage and work surfaces, making meal preparation both practical and enjoyable. The inclusion of a double Rangemaster cooker will undoubtedly appeal to keen cooks and those who enjoy entertaining, while the overall layout provides ample space for day-to-day family life. A separate utility room is suitable for laundry appliances.

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The bungalow offers two generously proportioned double bedrooms, each offering comfortable and versatile accommodation. The principal bedroom is particularly impressive, providing an excellent amount of space for freestanding furniture and creating a restful setting at the end of the day. The second double bedroom is equally well-presented and could easily serve as a guest room, home office or hobby room depending on individual requirements.

Complementing the bedroom accommodation are two bathrooms, a highly desirable feature in a property of this style. Both have been well maintained and designed to offer convenience and practicality, ensuring comfort for both residents and visiting guests. The additional bathroom enhances the flexibility of the home, making it particularly well suited to couples, downsizers or those who regularly accommodate family and friends.

Externally, the property continues to impress with a substantial enclosed rear garden offering an excellent degree of privacy and plenty of space to enjoy the outdoors. Ideal for modern family living, gardening enthusiasts or those who simply appreciate outdoor entertaining, the garden provides a wonderful extension of the internal accommodation. The generous plot offers opportunities for seating areas, planting schemes and recreational space, allowing buyers to make full use of the surroundings throughout the seasons.



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A particularly noteworthy feature is the inclusion of two outbuildings, both benefiting from power and lighting. The larger building has been thoughtfully converted into a workshop complete with workbench and shelving, creating an excellent environment for DIY enthusiasts, hobbyists, storage requirements or even those seeking a dedicated space for home-based projects. The additional shed provides further practical storage and contributes to the property's overall versatility.

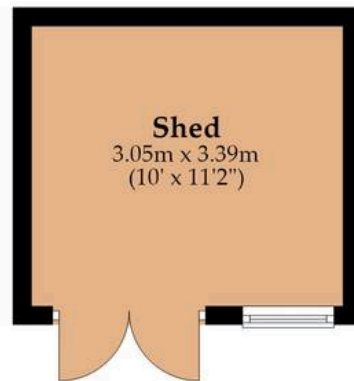
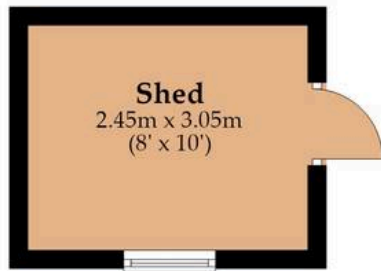
To the front, the bungalow benefits from driveway parking, ensuring convenient off-road parking for multiple vehicles. An EV charging point has also been installed, providing a valuable and future-focused addition for electric vehicle owners. The frontage is designed for ease of maintenance while ensuring a welcoming approach to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

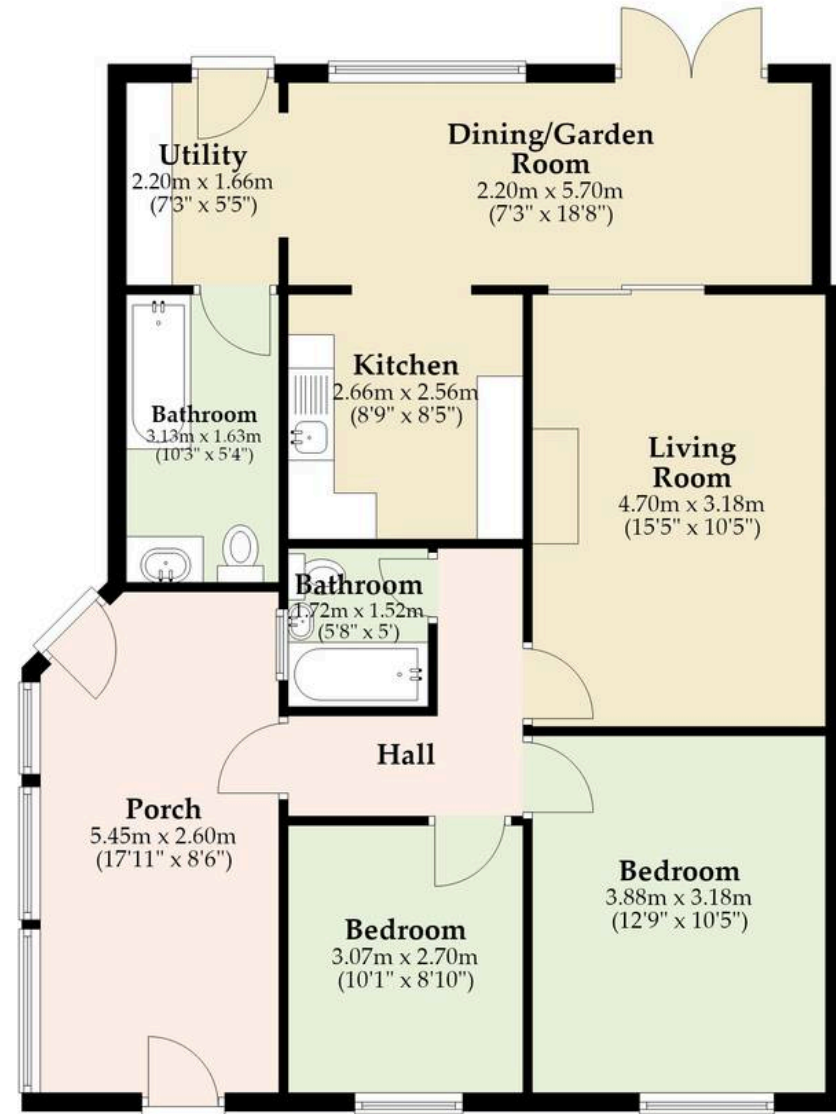
Outbuilding

Approx. 17.8 sq. metres (191.4 sq. feet)



Ground Floor

Approx. 87.7 sq. metres (943.6 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 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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