



5 London Road, Dereham

Minors & Brady



5 London Road

Dereham

Enjoying a highly convenient setting within the heart of Dereham, this stylish ground-floor apartment offers an excellent opportunity to embrace modern, low-maintenance living. With the advantage of private front and rear entrances, bright and well-presented interiors, a spacious double bedroom, communal gardens, a timber shed and allocated parking, the property is perfectly suited to first-time buyers, professionals and investors seeking a home that is both practical and well-connected. Thoughtfully arranged and ready to move into, it provides an appealing lifestyle within easy reach of the town's shops, cafés and everyday amenities.

Agents Notes

This property will be sold leasehold, with a current ground rent of £91.37 and a service charge of £235.57.

Gas central heating system.

Connected to mains electricity, water and drainage.



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The Location

London 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 busy 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 town enjoys a wealth of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. Dereham is also home to a number of sports and leisure facilities, whilst the surrounding Norfolk countryside offers attractive walking and cycling routes throughout the year.

The area benefits from excellent transport connections, with convenient access to the A47 providing direct routes to Norwich, King's Lynn, and the wider Norfolk region. Norwich city centre is within easy reach and offers an extensive range of shopping, dining, cultural, and educational facilities, together with mainline rail services to destinations across the country.

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Accessed via its own private front and rear entrances, the property enjoys a sense of independence rarely found in apartment living. Inside, the accommodation is bright and welcoming, with a light-filled sitting room providing a comfortable setting for everyday living, whether relaxing at the end of the day or hosting family and friends.

The kitchen is thoughtfully designed with a range of fitted cabinetry offering ample storage, complemented by an integrated oven and dishwasher. Dedicated spaces for additional appliances ensure practicality without compromising on style, creating a functional environment suited to modern lifestyles.

The double bedroom is a generous and restful space, filled with natural light and offering room for freestanding furniture. Serving the bedroom is a contemporary bathroom, fitted with a three-piece suite comprising a bathtub with shower over, wash hand basin and WC, all finished in a clean and timeless style.

Outside, residents benefit from access to communal gardens, providing an enjoyable outdoor space to appreciate throughout the seasons. A useful timber shed offers additional storage, while the property also includes an allocated parking space for added convenience.

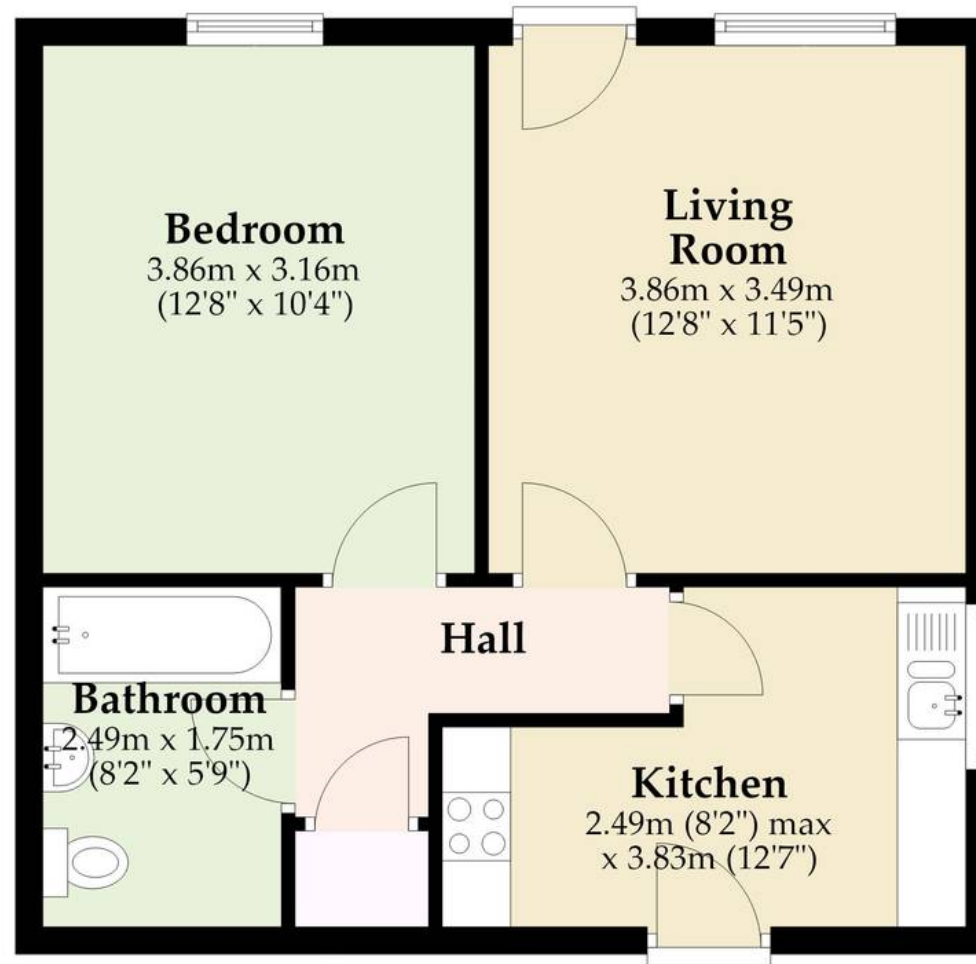
Offering comfort, convenience and modern appeal in equal measure, this is a property perfectly suited to those seeking an easy-to-maintain home in one of Norfolk's most established market towns.



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Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 43.2 sq. metres (465.0 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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