



3 Kennedy Close, Dereham

Minors & Brady



3 Kennedy Close

Dereham

A hidden gem in a sought-after Toftwood setting, offering comfortable single-storey living, generous parking and a private enclosed garden. Boasting a bright dual-aspect sitting room, a well-equipped kitchen/dining room and two versatile bedrooms, the property is perfectly suited to a range of buyers. Outside, generous off-road parking, a detached garage and a private rear garden enhance the appeal. Dereham town centre and local amenities are within easy reach, providing an excellent balance of tranquillity and convenience. Offered in excellent order throughout, this is a home ready to move straight into.

- Semi-detached bungalow in a secluded cul-de-sac location
- Situated off a private road in the popular area of Toftwood
- Bright and spacious dual-aspect sitting room
- Well-appointed kitchen/dining room with integrated hob and eye-level oven
- Two well-proportioned and versatile bedrooms
- Principal bedroom with built-in storage
- Modern bathroom fitted with a stylish white suite
- Tandem driveway providing ample off-road parking
- Detached garage offering storage or workshop potential
- Private enclosed rear garden with lawn, established planting and patio seating area





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The Location

Situated within the popular and well-established area of Toftwood, on the western side of Dereham, this property enjoys a convenient setting that combines everyday amenities with excellent transport links. Toftwood itself is a highly regarded residential area, particularly popular with families, offering access to local schooling, convenience stores, parks and community facilities, all within easy reach.

Dereham town centre is located just a short distance away and provides an extensive range of amenities, including supermarkets, independent retailers, high street stores, pharmacies, healthcare services, banks, cafés, restaurants and leisure facilities. Residents can enjoy the town's cinema, leisure centre and regular local events, whilst larger retail offerings cater for a wide variety of day-to-day shopping needs.

The area is particularly well served for families, with a selection of primary and secondary schools available nearby, contributing to the continued popularity of both Dereham and Toftwood as desirable places to live.

For those who enjoy outdoor living, nearby countryside walks and green spaces provide excellent opportunities for recreation, while local attractions such as Dereham's garden centres offer further appeal for gardening enthusiasts and those seeking a relaxed day out.

Commuters benefit from excellent road connections, with easy access to the A47, providing direct routes towards Norwich, King's Lynn and beyond. The property's position also allows convenient travel towards Shipdham, Watton and the wider Breckland area, making it an ideal base for those travelling across Norfolk for work or leisure.

M&B





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Kennedy Close, Dereham

Tucked away within a secluded cul-de-sac off a private road in the popular area of Toftwood, this attractive semi-detached bungalow offers comfortable single-storey living in a peaceful yet convenient location.

Well maintained throughout, the property presents an ideal opportunity for downsizers, first-time buyers or those seeking a home with easy access to local amenities and Dereham town centre.

The accommodation is centred around a bright and spacious dual-aspect sitting room, where natural light streams in from multiple directions to create a welcoming and relaxing environment. Offering generous space for both seating and dining arrangements, this versatile room forms the heart of the home and is perfectly suited to everyday living as well as entertaining guests.

The kitchen/dining room is thoughtfully arranged with ample storage and workspace, complemented by solid wood cabinet doors that add warmth and character. Fitted with an integrated hob and eye-level oven, the room provides a practical setting for cooking whilst retaining space for casual dining.

Both bedrooms are well proportioned and offer flexible accommodation. The principal bedroom benefits from built-in storage, helping to maximise floor space, while the second bedroom enjoys the added advantage of direct access to the rear garden, making it equally well suited as a guest bedroom, hobby room or home office.



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Serving the property is a well-appointed bathroom, fitted with a modern white suite, creating a stylish and practical space for day-to-day use.

Outside, the property continues to impress. To the front and side, a tandem driveway provides ample off-road parking and leads to a detached garage, offering secure parking, storage or workshop potential.

The rear garden is fully enclosed and enjoys a good degree of privacy, predominantly laid to lawn with established planting, decorative borders and a patio seating area ideal for outdoor dining and relaxation.

Agent's Note

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



M&B

Ground Floor

Approx. 762.1 sq. feet



Total area: approx. 762.1 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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