



32 Norwich Road, Dereham

Minors & Brady



# 32 Norwich Road

## Dereham

Spacious, versatile and packed with practical features, this well-presented home offers far more than first meets the eye. Boasting generous living accommodation, the property benefits from a bright living room, separate dining area, conservatory and useful utility room, creating excellent space for both everyday living and entertaining. Upstairs, two well-proportioned bedrooms are complemented by a family bathroom featuring both a bath and separate shower. Outside, a beautifully maintained rear garden provides plenty of space to relax, garden or enjoy time with family and friends. With off-road parking, excellent storage and local amenities within easy reach, this is a home perfectly suited to a wide range of buyers.

- Spacious two-bedroom terraced home offering generous and well-planned accommodation, ideal for first-time buyers, downsizers or those seeking extra living space
- Bright and inviting living room opening into a dedicated dining area, creating a sociable layout perfectly suited to both everyday living and entertaining
- Well-equipped fitted kitchen with adjoining utility room, providing excellent storage, practical workspace and additional room for household appliances
- Versatile conservatory overlooking the garden, offering a wonderful additional reception space with direct access to the patio and outdoor seating areas
- Convenient ground-floor cloakroom, adding further practicality for busy households and visiting guests
- Two generously sized bedrooms, including a principal bedroom benefiting from fitted wardrobes and excellent built-in storage





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### The Location

Situated along Norwich Road, this location enjoys a highly convenient position on the edge of Dereham, combining excellent accessibility with easy access to the town's extensive range of amenities. Dereham offers a wide selection of supermarkets, independent shops, cafés, restaurants, leisure facilities, healthcare services and well-regarded schools, ensuring that everyday needs are well catered for close to home.

The property is particularly well placed for commuters and those travelling further afield, with the A47 located nearby, providing direct links to both Norwich and King's Lynn. Norwich city centre can be reached in approximately 30 minutes by car, offering an extensive range of shopping, dining, entertainment and cultural attractions, as well as rail connections to Cambridge and London.

Public transport links are also readily available, with regular bus services operating between Dereham, Norwich and surrounding villages, making the area accessible for those preferring not to travel by car.

Despite its convenient setting, the location remains close to some of Norfolk's most attractive countryside. A variety of rural walks, green spaces and scenic routes can be found nearby, providing excellent opportunities for walking, cycling and outdoor recreation. The surrounding landscape offers a pleasant backdrop to everyday life, creating a balance between town convenience and countryside enjoyment.

With excellent road connections, a comprehensive range of local amenities and easy access to both Norwich and the wider Norfolk countryside, this location remains a popular choice for families, professionals and retirees alike.





## 32 Norwich Road

Dereham

### Norwich Road, Dereham

Conveniently positioned within easy walking distance of local amenities, this spacious two-bedroom terraced home offers generous living accommodation, practical features and a beautifully maintained garden, making it an excellent choice for first-time buyers, downsizers or those seeking a comfortable home in a well-connected location.

Stepping through the entrance porch, you are welcomed into a bright and inviting living room that provides plenty of space for relaxation at the end of the day. Filled with natural light, this comfortable reception room flows effortlessly into the dining area, creating a sociable layout that works equally well for everyday living and entertaining family and friends. Whether hosting a dinner party or enjoying a quiet evening at home, the space offers flexibility to suit a variety of lifestyles.

The kitchen is well-equipped with a range of fitted units, providing ample storage and workspace for keen cooks. Adjoining the kitchen is a useful utility room, adding valuable practicality and helping to keep household essentials neatly organised. To the rear of the property, the conservatory offers a wonderful additional reception space, enjoying pleasant views across the garden. With double doors opening directly onto the patio, it provides the perfect spot to enjoy a morning coffee, unwind with a book or make the most of the warmer months.

A convenient ground-floor cloakroom further enhances the functionality of the home, catering perfectly to both residents and visitors.



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## 32 Norwich Road

Dereham

Upstairs, the property continues to impress with two generously proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing excellent storage whilst maintaining a spacious and uncluttered feel. The second bedroom is equally versatile and could comfortably accommodate guests, children or those seeking a dedicated home office. Serving both rooms is a well-appointed family bathroom, complete with both a separate shower and a bath, offering the flexibility to suit busy daily routines as well as moments of relaxation.

Outside, the property enjoys attractive and well-maintained outdoor space. To the front, a driveway provides convenient off-road parking, with a pathway leading to the entrance. The rear garden has been thoughtfully arranged to create an enjoyable and practical environment, featuring a patio area ideal for outdoor dining and entertaining, alongside a lawn that offers space for children, pets or gardening enthusiasts. Two garden sheds provide excellent external storage, while raised planting beds add further character and appeal to this lovely outdoor setting.

### Agent's Note

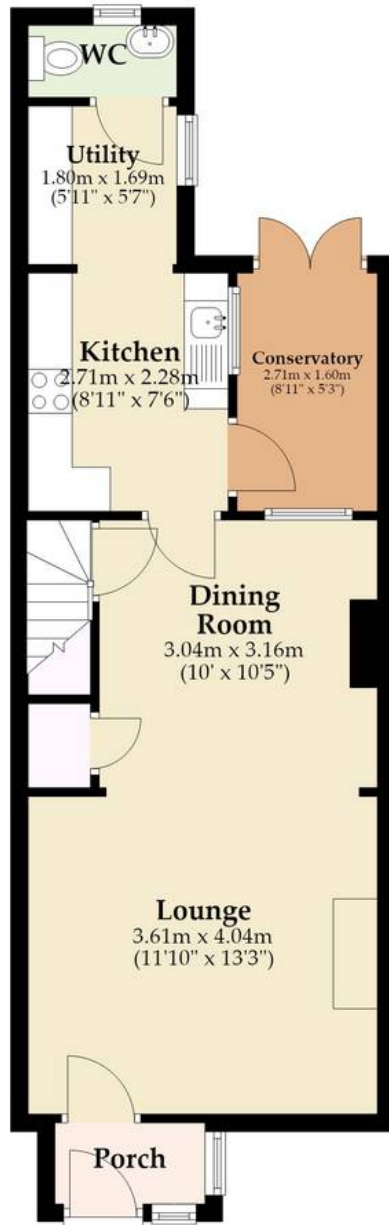
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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## Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 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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