



7 Brook Grove, Dereham

Minors & Brady

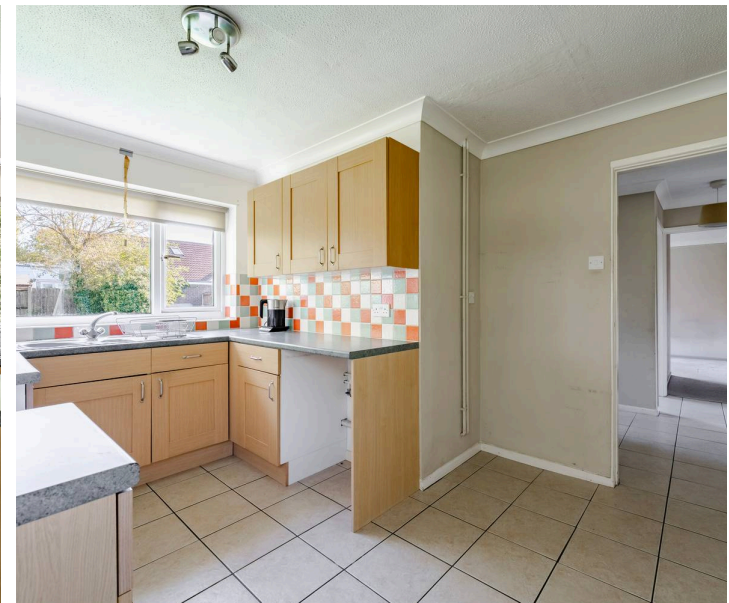


7 Brook Grove

Dereham

Generous garden, spacious living and no onward chain. Set within a desirable cul-de-sac location, this detached three-bedroom bungalow offers over 1,000 sq. ft. (stms) of well-proportioned and versatile accommodation. The property features a bright sitting room, a spacious kitchen overlooking the rear garden, and flexible bedroom space to suit a variety of lifestyles. Occupying a substantial plot, the impressive rear garden provides excellent privacy and outstanding potential for landscaping, entertaining or keen gardening enthusiasts. With off-road parking, a garage and no onward chain, this is an exciting opportunity to acquire a home with tremendous scope in a sought-after setting.

- Detached three-bedroom bungalow offered with no onward chain
- Occupying a generous plot within a desirable cul-de-sac setting
- Approximately 1,024 sq. ft. (stms) of well-proportioned accommodation
- Spacious and light-filled sitting room ideal for everyday living and entertaining
- Well-appointed kitchen with ample storage, workspace and views over the rear garden
- Three versatile bedrooms, including a particularly spacious principal bedroom
- Bathroom and separate WC providing added practicality for family life and guests
- Impressive, private rear garden with established trees, shrubs and excellent potential
- Ample off-road parking and garage offering valuable storage and convenience
- Sought-after Toftwood location, close to Dereham town centre, schools, amenities and Neatherd Moor walks





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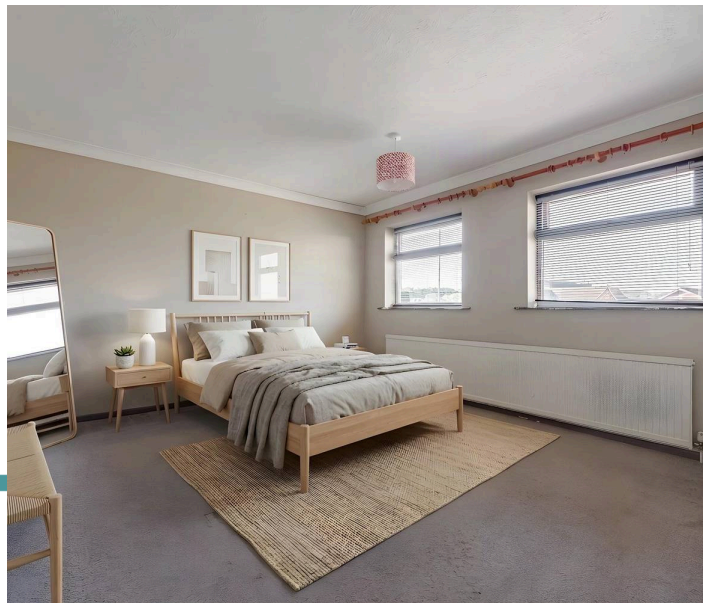
The Location

Brook Grove enjoys a convenient position within **Toftwood**, a highly sought-after residential area on the western side of Dereham. Popular with families and professionals alike, Toftwood has developed into one of Dereham's most desirable neighbourhoods, offering a strong sense of community alongside excellent access to everyday amenities. The location provides the perfect balance of residential living and convenience, with Dereham town centre just a short distance away.

Dereham itself is a thriving Norfolk market town offering a wide range of shopping, dining and leisure facilities. Residents have access to an excellent selection of supermarkets, independent retailers, cafés, restaurants and essential services, ensuring all day-to-day needs are catered for close to home. The town continues to grow in popularity thanks to its well-rounded amenities and central Norfolk location.

Families are particularly well served, with Toftwood benefiting from access to well-regarded schooling for a variety of age groups, including infant, junior and secondary education. Recreational facilities, parks and sports clubs can also be found nearby, contributing to the area's appeal for growing families.

The surrounding Norfolk countryside is easily accessible, providing opportunities for walking, cycling and outdoor pursuits, whilst nearby Neatherd Moor offers a vast green space popular with dog walkers, runners and nature lovers. This combination of town convenience and outdoor lifestyle makes the area especially attractive.



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Brook Grove, Dereham

Occupying a generous plot within a desirable cul-de-sac setting, this detached bungalow offers well-proportioned accommodation, ample parking, a garage and a wonderfully sized rear garden that provides excellent potential for further landscaping and enjoyment. Offered with no onward chain, the property presents an exciting opportunity for buyers seeking single-storey living while also looking to put their own stamp on a home over time.

The accommodation extends to approximately 1,024 sq. ft. (stms) and is arranged around a central hallway, creating a practical and easy-flowing layout throughout. The sitting room is a particularly welcoming space, enjoying generous proportions and plenty of natural light, making it ideal for both relaxing and entertaining.

Positioned to the rear of the property, the kitchen offers ample storage and workspace alongside room for everyday dining. Overlooking the garden, it provides a functional environment for day-to-day living whilst offering scope for future enhancement if desired.

The bungalow benefits from three bedrooms, including a particularly spacious principal bedroom and a further comfortable double bedroom. The third bedroom offers versatility, lending itself equally well to guest accommodation, a home office, hobby room or additional family space. The accommodation is served by a bathroom and separate WC, providing added practicality for daily family life and visiting guests.



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Outside is where this home truly stands apart. The rear garden is an excellent size for a property of this nature and offers an abundance of potential. Various specimen trees and shrubs have become established over time, providing seasonal interest and enhancing the garden's character.

Enjoying a good degree of privacy, the garden represents a blank canvas for keen gardeners and outdoor enthusiasts alike. Whether seeking productive growing space, landscaped entertaining areas or simply somewhere to enjoy the outdoors, the plot offers significant potential to be transformed into something truly special.

To the front, the property is complemented by off-road parking and a garage, ensuring ample storage and practicality. Combining generous room sizes, versatile accommodation, a sought-after location and an outstanding garden plot, this detached bungalow presents an excellent opportunity for a wide range of buyers.

Agent's Note

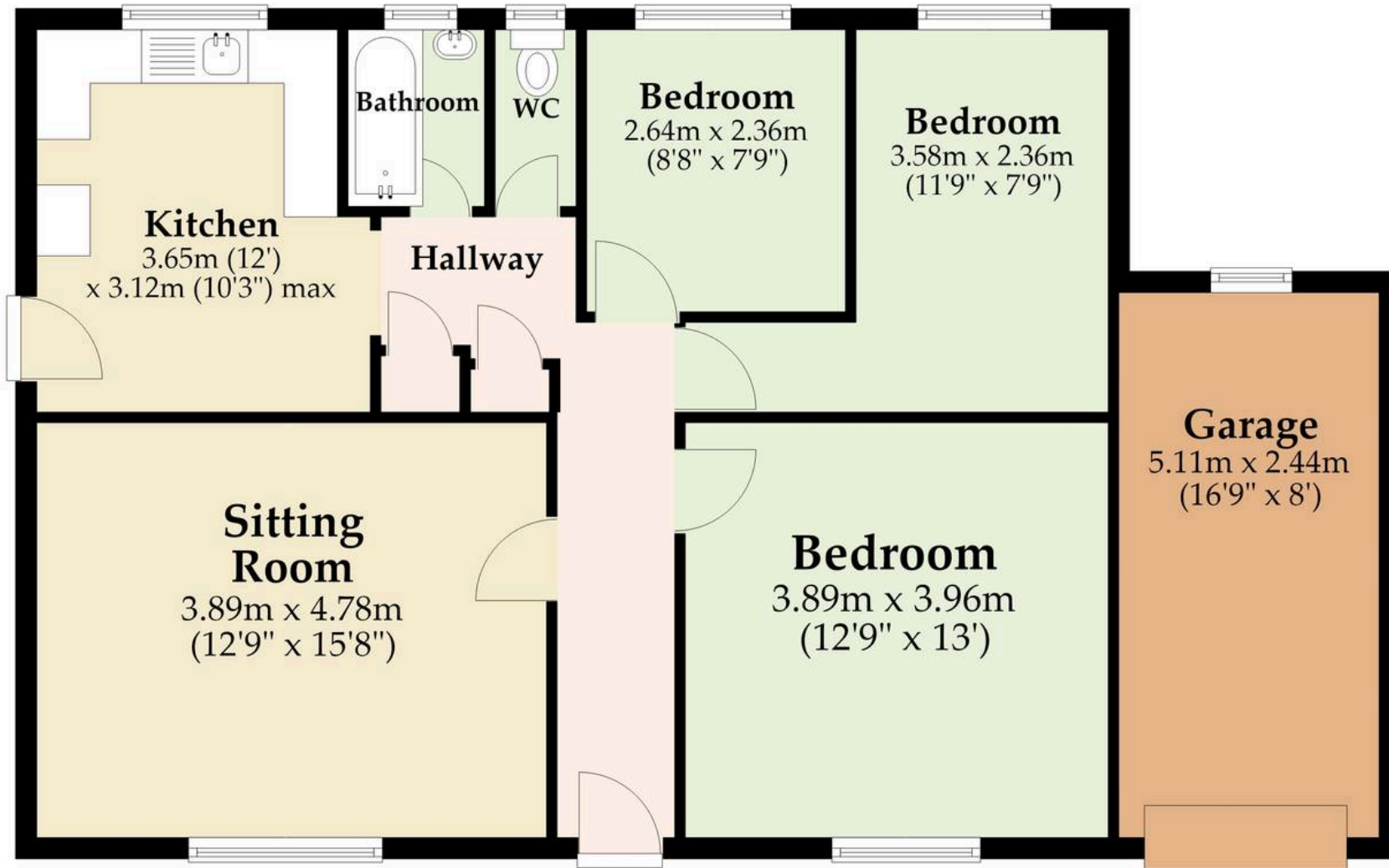
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 95.1 sq. metres (1023.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 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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