



32 Rowan Drive, Dereham

Minors & Brady



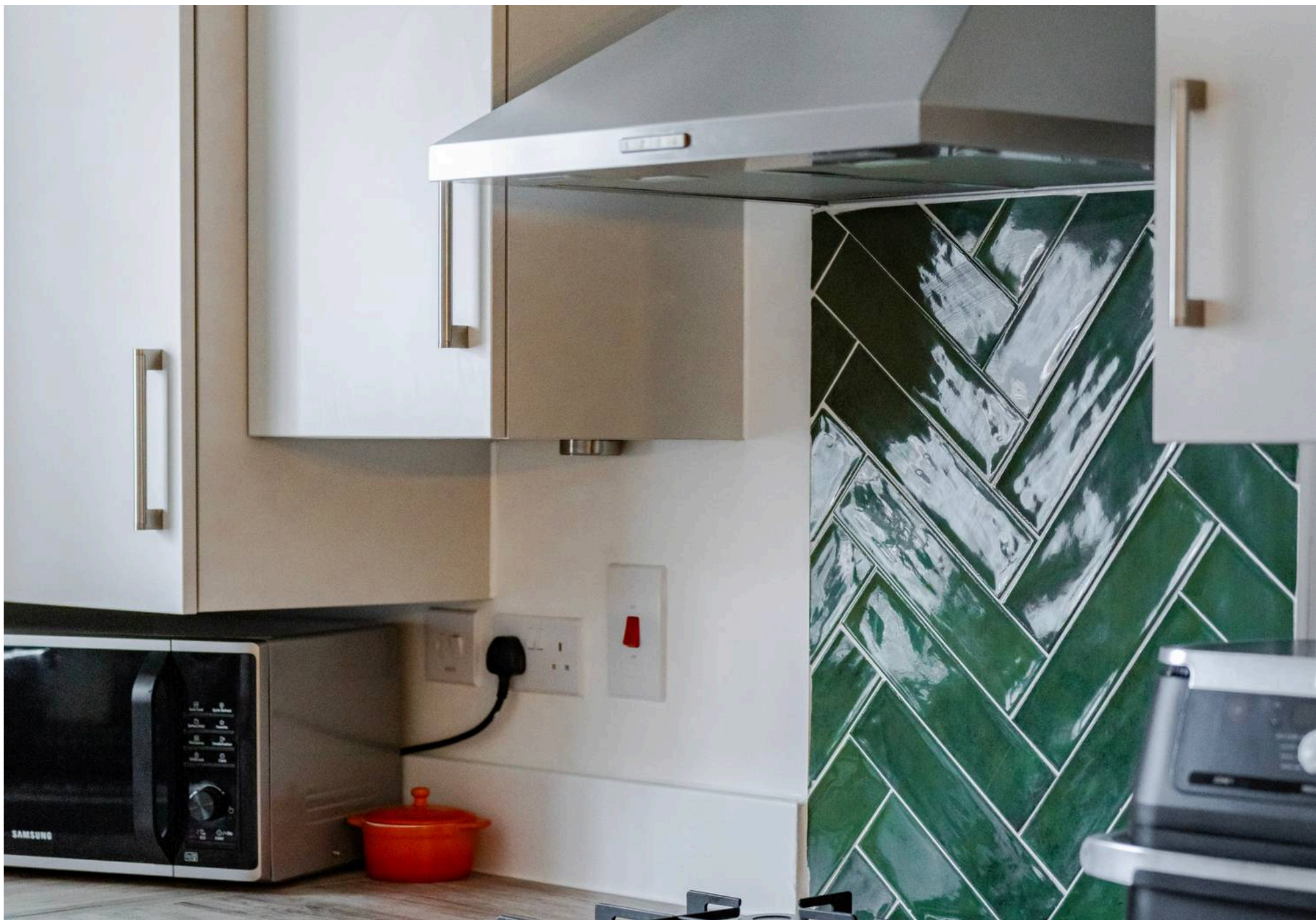
32 Rowan Drive

Dereham

An effortlessly stylish family home where contemporary design, thoughtful detailing and beautifully maintained gardens come together to create a truly standout home. Immaculately presented throughout, this three-bedroom semi-detached property offers bright and welcoming accommodation enhanced by tasteful interiors, decorative panelling and carefully selected colour palettes. The heart of the home is the beautifully appointed kitchen, featuring integrated appliances, a striking green herringbone tiled splashback and a practical layout designed for modern living. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and generous en-suite, while outside the substantial enclosed garden provides exceptional space for entertaining and everyday family life. Finished with impressive attention to detail both inside and out, this is a home ready to be enjoyed from the moment you move in.

- Beautifully presented three-bedroom semi-detached home finished in a stylish blend of neutral décor and carefully selected feature colours throughout
- Attractive kerb appeal with a smart exterior, driveway parking for multiple vehicles and the convenience of an electric vehicle charging point
- Bright and spacious sitting/dining room offering a versatile layout perfectly suited to relaxing, entertaining and family gatherings
- Contemporary kitchen featuring integrated appliances, generous storage solutions and a striking green herringbone tiled splashback as a standout design feature
- Practical built-in understairs storage, helping to maximise space and maintain a clean and organised interior





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The Location

Located on the edge of the bustling market town of Dereham, this property enjoys an enviable position that combines a quieter residential setting with the convenience of having a wealth of amenities close at hand. The town centre is just a short distance away and offers an excellent range of everyday facilities, including supermarkets, independent shops, cafés, restaurants, pharmacies, healthcare services and a variety of leisure and entertainment options.

Dereham is particularly well suited to families, benefiting from a selection of well-regarded schools catering for all age groups, from primary through to secondary education. The town also offers a popular leisure centre, gym facilities, sports clubs and a cinema, providing plenty of opportunities for recreation and activities throughout the year.

For those who enjoy the outdoors, nearby green spaces and the local country park offer attractive walking routes, open countryside views and a welcome escape from the pace of everyday life. Despite its peaceful surroundings, the property remains conveniently connected to the town's amenities, allowing residents to enjoy the best of both worlds.

Commuters are exceptionally well served thanks to easy access to the A47, one of Norfolk's principal road networks, providing convenient links to Norwich, King's Lynn, Swaffham and beyond. This strategic location makes the area particularly appealing for those needing to travel for work while still wishing to enjoy a more relaxed and family-friendly environment.

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Dereham

Rowan Drive, Dereham

Beautifully styled, thoughtfully updated and enjoying a peaceful cul-de-sac position, this attractive three-bedroom semi-detached home offers modern family living with exceptional outdoor space and excellent practicality.

Set back behind a well-maintained frontage, the property immediately impresses with its smart appearance, driveway parking for multiple vehicles and the added convenience of an electric vehicle charging point. Occupying a sought-after position on the edge of Dereham, the home benefits from a quieter residential setting whilst remaining within easy reach of the town centre, local schools, supermarkets and excellent transport links via the A47.

Stepping inside, the property is instantly welcoming, with a bright and airy atmosphere enhanced by a tasteful blend of neutral tones and carefully chosen feature colours. Decorative wall panelling features throughout much of the home, creating character and cohesion between rooms, while practical understairs storage has been cleverly incorporated within the hallway.

The sitting and dining room spans the rear of the property, creating a versatile space perfectly suited to both everyday family life and entertaining. Natural light floods the room through glazed doors overlooking the garden, while the décor creates a calm and inviting environment for relaxing and hosting guests alike.



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The kitchen has been beautifully designed with both style and functionality in mind. An eye-catching green herringbone tiled splashback adds personality and texture, complementing the contemporary cabinetry and integrated appliances, including a dishwasher. Generous worktop space and practical storage ensure the kitchen meets the demands of modern living while maintaining an elegant and timeless feel.

A particularly charming feature is the ground-floor cloakroom, which has been thoughtfully finished with half-height dado panelling, rich green tones and decorative wallpaper above, creating a stylish interior design statement rarely found within homes of this size.

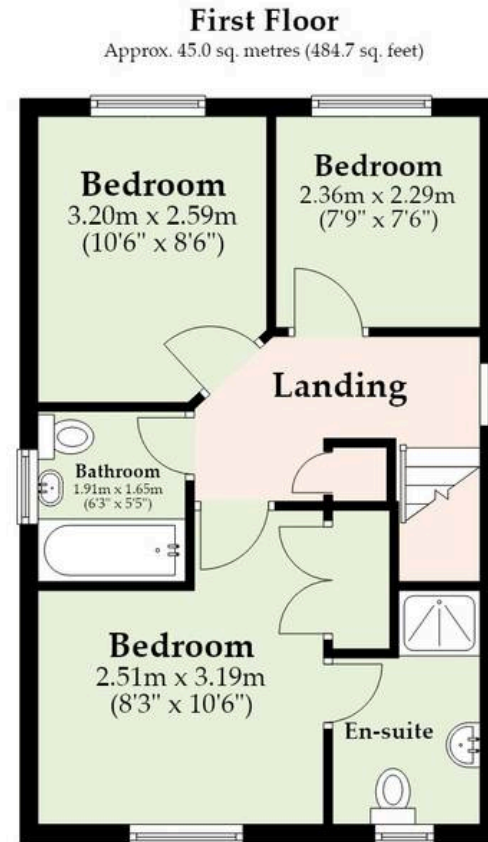
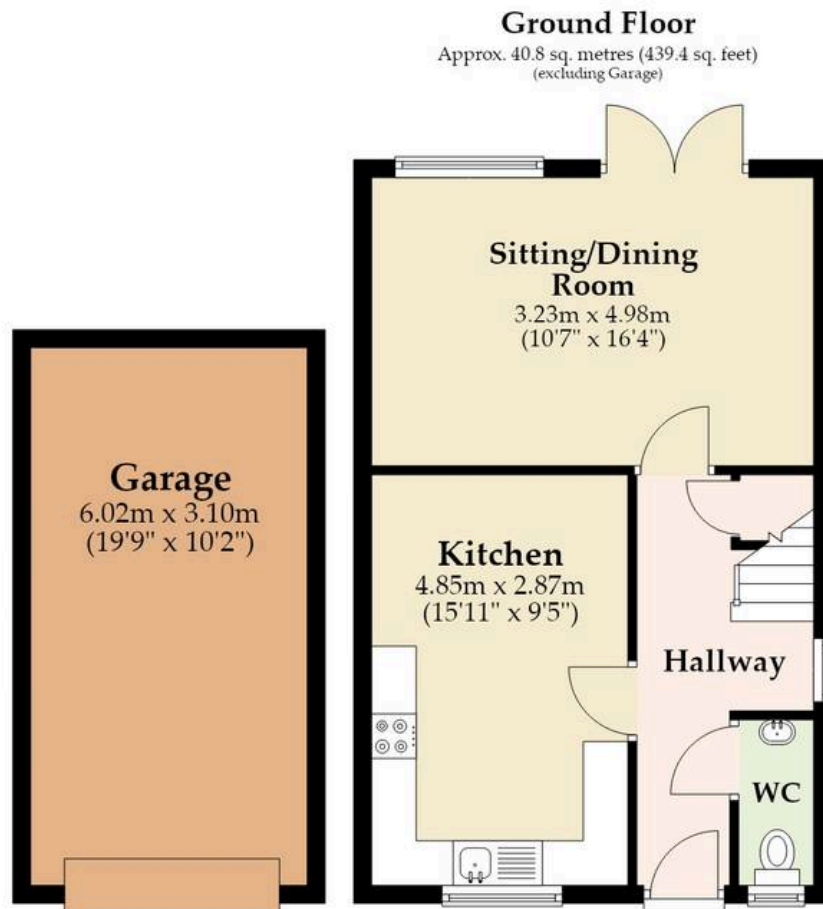
Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and access to a generous en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Finished with contemporary sanitaryware and clean modern lines, the bathroom strikes the perfect balance between practicality and style.

Outside, the garden is a true highlight. The recently laid tiled patio provides an excellent space for outdoor dining, entertaining and summer gatherings, extending onto a substantial lawn that has been carefully maintained. Fully enclosed and offering plenty of room for children to play and pets to roam, the garden creates an impressive extension of the living accommodation and a wonderful setting to enjoy throughout the seasons.



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Total area: approx. 85.9 sq. metres (924.1 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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