



21 Wellington Road, Dereham

Minors & Brady

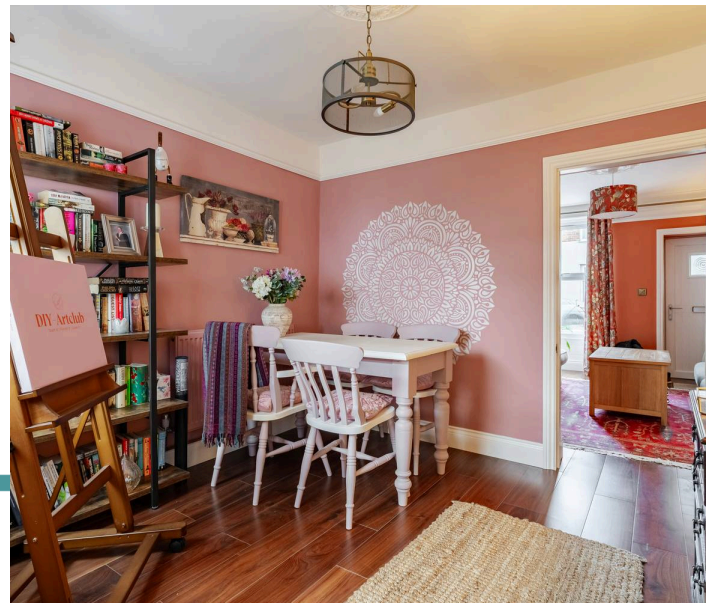


21 Wellington Road

Dereham

Town centre convenience meets beautifully restored period charm in this stylish three-bedroom home, just moments from everything Dereham has to offer. Recently redecorated throughout with new flooring, the property effortlessly blends character features, including picture rails, ceiling roses and exposed floorboards, with thoughtful modern improvements. Offering a bright lounge, separate dining room, three bedrooms and a reconfigured bathroom with laundry space, the accommodation is both practical and versatile. Outside, a fully enclosed and low-maintenance courtyard garden provides the perfect setting for relaxing or entertaining, while off-road parking adds further everyday convenience. Positioned within seconds of Dereham town centre, local cafés, shops, schools and green spaces, this is a move-in-ready home packed with character and lifestyle appeal.

- Beautifully improved three-bedroom semi-detached home positioned just moments from Dereham town centre and its excellent amenities
- Comprehensively redecorated throughout with new flooring, creating a stylish home ready for immediate occupation
- Character features thoughtfully reintroduced, including picture rails, ceiling roses, architraves and traditional skirting boards
- Bright and welcoming lounge complemented by a separate dining room, offering versatile and well-balanced living space
- Modern galley-style kitchen with integrated oven and hob, providing practicality alongside direct garden access
- Ground floor bathroom reconfigured to incorporate a useful laundry area, maximising functionality and convenience
- Three well-proportioned bedrooms, including a generous principal bedroom featuring exposed floorboards and a cast-iron fireplace





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The Location

Positioned in the heart of Dereham, Wellington Road enjoys an exceptionally convenient town centre setting, placing a wealth of amenities virtually on the doorstep. With the town centre just moments away, residents can enjoy easy access to a wide range of independent shops, supermarkets, cafés, restaurants and everyday services, making day-to-day living both simple and convenient.

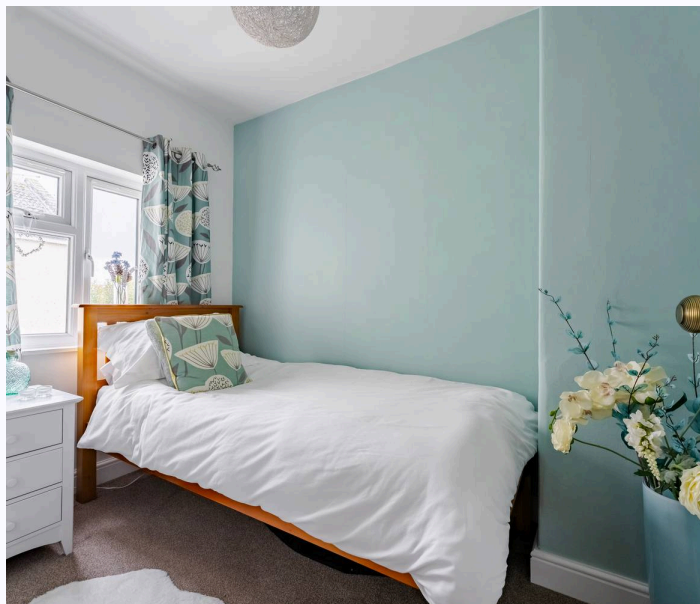
A particular highlight of the location is the close proximity to the well-regarded Tall Orders café, perfect for meeting friends, enjoying a coffee or lunch, while a Co-op convenience store and other day-to-day shopping facilities are all within comfortable walking distance. The property also benefits from being close to Cherry Tree car park, providing convenient additional parking options for visiting family and friends.

Families are well catered for, with a selection of schools serving all age groups located nearby, while Dereham Leisure Centre offers a range of fitness, sporting and swimming facilities. Healthcare services, public transport links and other essential amenities are also readily accessible within the town.

Despite its central position, the location offers excellent connectivity to the wider region. The A47 is easily accessible, providing straightforward routes to Norwich, King's Lynn and beyond, making Wellington Road an attractive choice for commuters as well as those looking to enjoy the convenience of a thriving market town.







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Wellington Road, Dereham

Perfectly positioned just moments from Dereham town centre, this beautifully improved three-bedroom semi-detached home combines character, convenience and practicality, creating an excellent opportunity for first-time buyers, families and investors alike. Having been extensively updated by the current owners, the property benefits from complete redecoration, new flooring throughout and a thoughtful blend of modern finishes and restored period charm.

A welcoming entrance hall leads into a bright and comfortable lounge, where excellent natural light creates an inviting atmosphere for everyday living. Beyond, a separate dining room provides a wonderful space for family meals, entertaining guests or simply enjoying additional reception space rarely found in properties of this style and price range.

The kitchen has been arranged in a practical galley style and is fitted with an integrated oven and hob, offering ample storage and workspace for day-to-day living. Direct access to the garden further enhances the functionality of the space, while the adjacent bathroom has been cleverly reconfigured to incorporate a dedicated laundry area, adding further practicality to the home's layout.

Throughout the property, considerable care has been taken to enhance and celebrate its period heritage. Original features including skirting boards, architraves, picture rails and ceiling roses have been thoughtfully reintroduced, creating a charming characterful feel.

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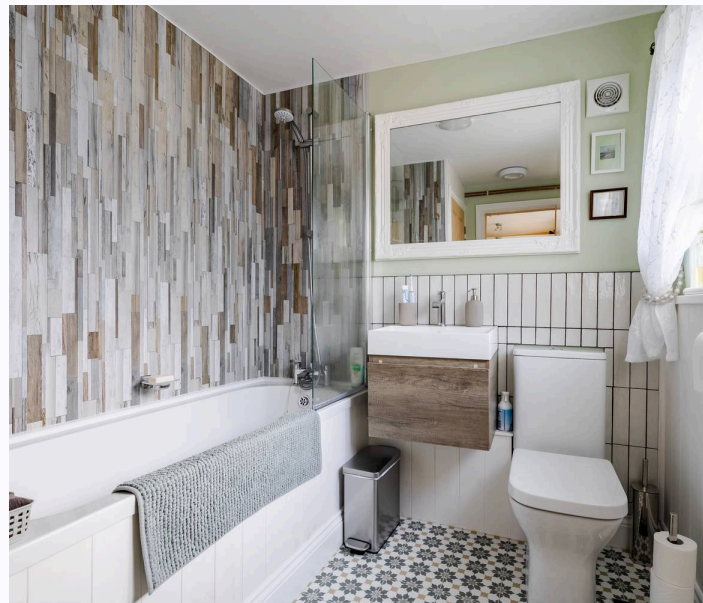
Additional finishing touches such as new internal doors and antique brass light switches further elevate the presentation, blending traditional style with modern convenience.

To the first floor are three bedrooms, including two comfortable doubles and a generously sized principal bedroom. The main bedroom is particularly appealing, benefitting from exposed original wooden floorboards and an attractive cast-iron fireplace, creating a stylish focal point and reinforcing the property's period character. Built-in storage provides practical solutions throughout the accommodation.

Outside, the property enjoys a fully enclosed courtyard-style rear garden that has been redesigned for low-maintenance enjoyment. The patio garden creates an excellent outdoor entertaining space, while recent improvements and enhanced security features provide peace of mind. An off-road parking space further adds to the practicality and desirability of this centrally located home.

Agent's Note

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

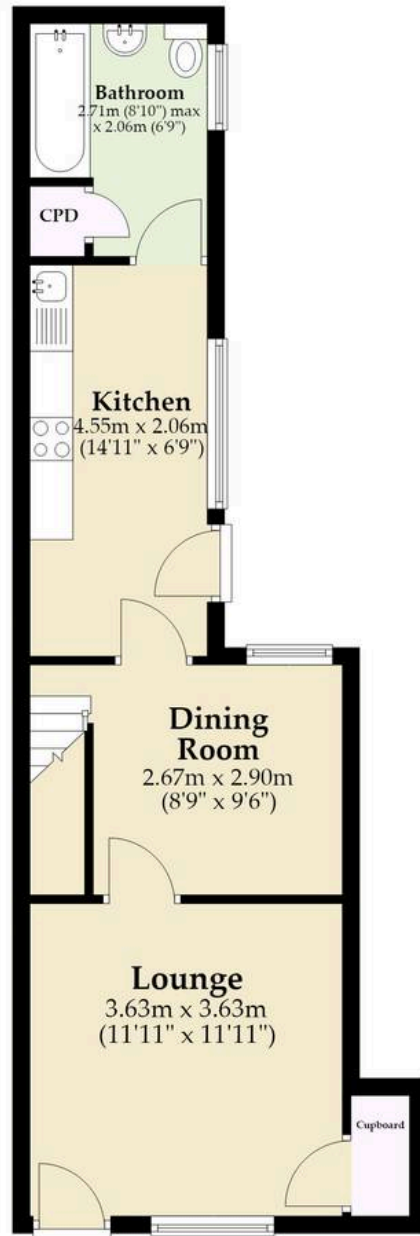


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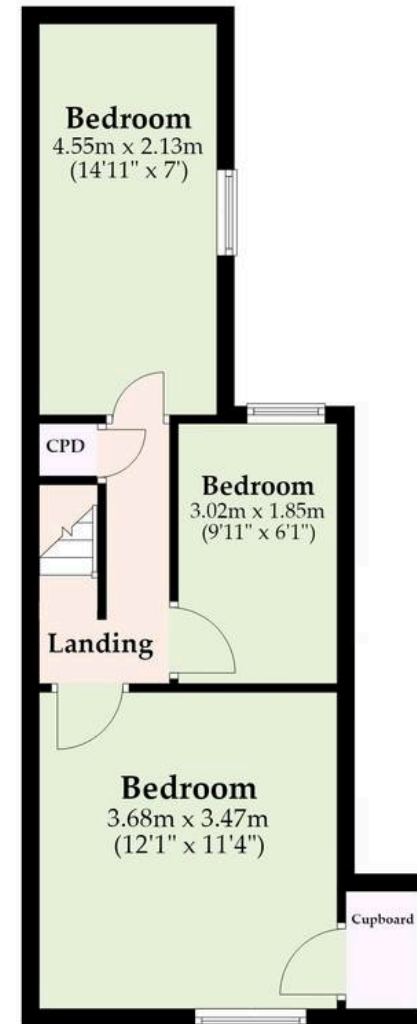
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 74.3 sq. metres (800.1 sq. feet)

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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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