



8 Hawkins Drive, Dereham

Minors & Brady



8 Hawkins Drive

Dereham

Contemporary open-plan living with a landscaped garden and parking for two. This stylish two-bedroom home offers modern, low-maintenance accommodation that is perfectly suited to first-time buyers, investors or those looking to downsize. The heart of the property is an impressive open-plan living, dining and kitchen space, complete with fully integrated appliances and French doors opening onto the rear garden. Upstairs, two well-proportioned bedrooms are served by a contemporary family bathroom, providing comfortable and practical living throughout. Outside, the fully landscaped rear garden features artificial turf for easy maintenance, while a brickweave driveway provides off-road parking for two vehicles.

- Stylish modern two-bedroom home ideal for first-time buyers, investors, or those looking to downsize
- Spacious open-plan living, dining and kitchen area extending to approximately 24'7", perfect for modern lifestyles
- Contemporary fitted kitchen with a range of fully integrated appliances and ample storage
- Bright and sociable living space with French doors opening directly onto the rear garden
- Useful ground floor cloakroom providing additional practicality for guests and everyday living
- Generous principal bedroom offering comfortable double accommodation and built-in storage potential
- Fully landscaped rear garden featuring low-maintenance artificial turf, ideal for year-round enjoyment
- Brickweave driveway providing off-road parking for two vehicles and enhancing the property's attractive kerb appeal



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The Location

Hawkins Drive is situated within the popular Norfolk market town of Dereham, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its strong community atmosphere, excellent facilities, and central position within Norfolk, providing convenient access to both Norwich and the surrounding countryside.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Dereham's thriving town centre offers a variety of independent retailers and national stores, together with a range of leisure and community amenities catering for everyday needs.

The area provides a wealth of recreational opportunities, with nearby parks, open green spaces, sports facilities, and countryside walks offering excellent opportunities for outdoor enjoyment. The surrounding Norfolk countryside further enhances the appeal of the location, whilst nearby attractions and nature reserves provide a variety of leisure pursuits throughout the year.

Dereham is conveniently positioned for access to the nearby market towns of Fakenham, Watton, and Wymondham, whilst the city of Norwich is within easy reach and offers an extensive range of shopping, dining, cultural, educational, and entertainment facilities.

The area enjoys excellent transport connections, with convenient access to the A47 providing direct routes to Norwich, King's Lynn, and the wider Norfolk region.





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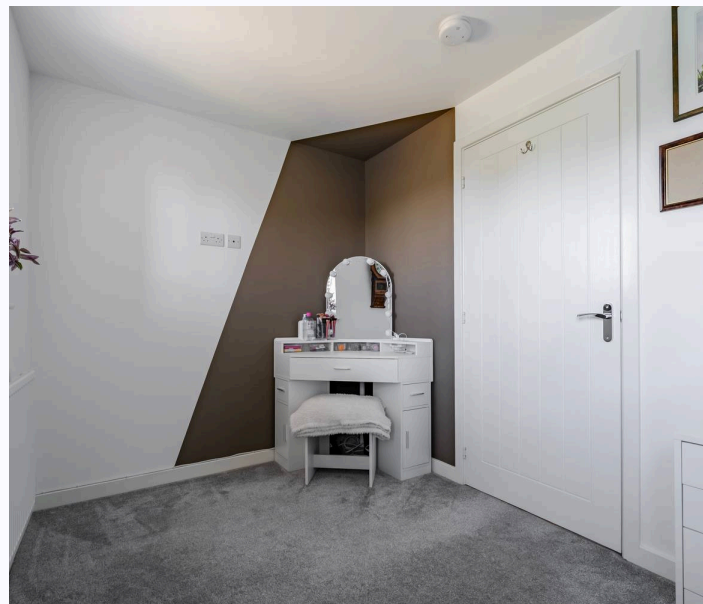
Hawkins Drive, Dereham

Built with modern living in mind, this well-presented two-bedroom home offers stylish, low-maintenance accommodation that would make an ideal first-time purchase, investment, or downsize option. Benefitting from off-road parking for two vehicles on a smart brickweave driveway, the property combines practical features with contemporary finishes throughout.

The ground floor is centred around an impressive open-plan living, dining and kitchen space measuring approximately 24'7" in length. This bright and sociable room provides excellent versatility for everyday living and entertaining, with plenty of space for both lounge and dining furniture. French doors to the rear create a seamless connection with the garden while allowing natural light to flood the space.

The kitchen has been thoughtfully designed to maximise both storage and workspace and is fitted with a range of modern units alongside a selection of fully integrated appliances, creating a sleek and streamlined finish. A useful ground floor cloakroom completes the accommodation at this level.

To the first floor, the property offers two well-proportioned bedrooms. The principal bedroom is a generous double room, whilst the second bedroom provides flexible accommodation suitable for guests, a nursery, dressing room or home office. Both are served by a contemporary family bathroom fitted with a bath and shower over.



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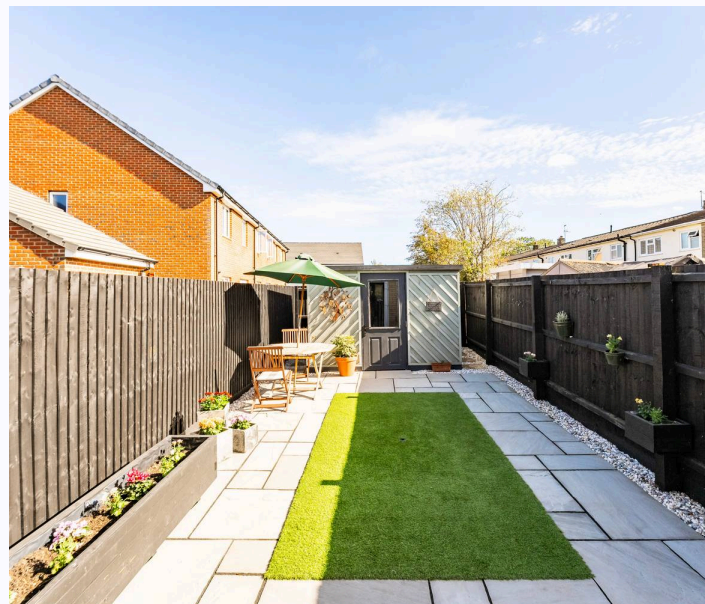
Outside, the rear garden has been fully landscaped to provide an attractive and easy-to-maintain outdoor space. Artificial turf creates year-round greenery with minimal upkeep, making it an ideal setting for relaxing, entertaining or enjoying outdoor dining during the warmer months.

Situated within a modern residential development, this appealing home offers move-in-ready accommodation with all the conveniences expected from contemporary living, whilst being perfectly suited to buyers seeking a stylish and manageable property with parking, outdoor space and open-plan living at its heart.

Agent's Note

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

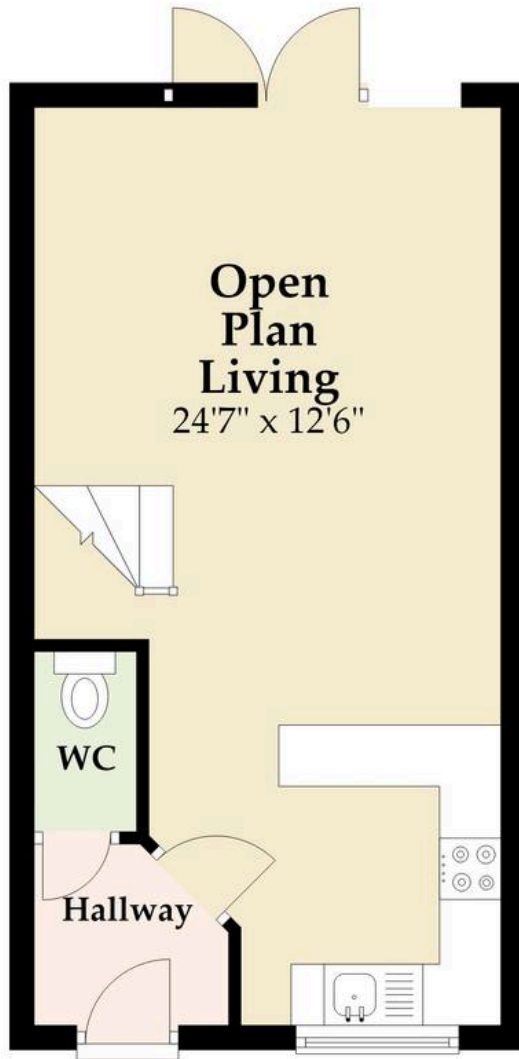
Maintenance charge: £220 paid annually.



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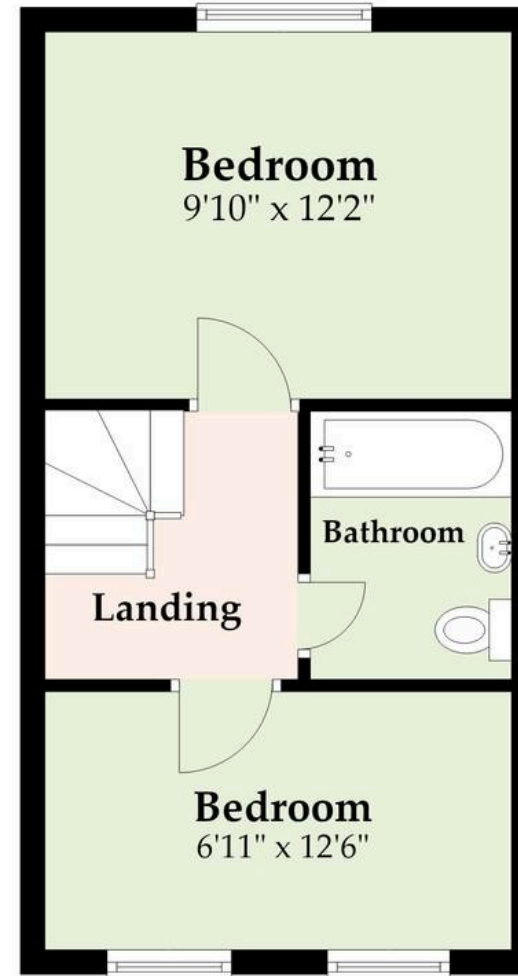
Ground Floor

Approx. 307.3 sq. feet



First Floor

Approx. 304.0 sq. feet



Total area: approx. 611.3 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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