



13 George Borrow Road, Dereham

Minors & Brady



13 George Borrow Road

Dereham

A deceptively spacious bungalow with a versatile garden studio, garage and extensive parking, perfectly suited to modern single-storey living. Well maintained throughout, the property offers a practical layout with two bedrooms, a separate dressing room/study and a generous utility room. The comfortable lounge, dedicated dining room and modern fitted kitchen provide excellent space for both everyday living and entertaining. Outside, a low-maintenance garden with artificial turf is complemented by a garden room and a detached studio, ideal as a gym, workspace or hobby room. With a brickweave driveway, carport and garage completing the package, this is a highly adaptable home in a convenient Dereham location.

- Well-presented semi-detached bungalow situated within a popular and convenient Dereham location
- Comfortable single-storey accommodation ideal for downsizers, retirees or those seeking an easy-to-maintain home
- Bright and welcoming lounge complemented by a separate dining room, creating flexible living and entertaining space
- Modern fitted kitchen with practical storage and worktop space, designed for everyday functionality
- Generous utility room providing excellent additional storage, laundry facilities and household practicality
- Two well-proportioned bedrooms alongside a versatile dressing room/study, ideal for home working or hobbies
- Contemporary shower room conveniently positioned off the central hallway
- Low-maintenance rear garden featuring artificial turf and attractive seating areas for year-round enjoyment





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The Location

Situated within the popular market town of Dereham, this location offers an excellent balance of convenience, connectivity and everyday amenities. The nearby A47 provides straightforward road links to Norwich, King's Lynn and beyond, making the area particularly appealing for commuters and those who enjoy exploring the wider county.

A wealth of amenities can be found within easy reach, including Tesco Extra, Lidl and a variety of other national retailers, ensuring daily essentials are always close at hand. The town centre and traditional high street offer a diverse mix of independent shops, cafés, restaurants and services, creating a vibrant community atmosphere while retaining Dereham's market town charm.

For those who enjoy dining out or meeting friends, there is a wide selection of eateries and coffee shops nearby, including Starbucks, Costa and a number of popular local establishments. Whether grabbing a morning coffee, enjoying a leisurely lunch or meeting family and friends, there are plenty of options to suit a range of tastes.

Families and active lifestyles are well catered for, with a choice of local schools and the well-regarded Dereham Leisure Centre, which offers a gym, swimming facilities and a variety of fitness activities for all ages. Green spaces and walking routes can also be found nearby, providing opportunities to enjoy the outdoors.



M&B



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George Borrow Road, Dereham

Positioned within a popular residential area of Dereham, this well-presented semi-detached bungalow offers comfortable single-storey living with the added benefit of a versatile garden studio, making it well suited to downsizers, professionals or those working from home. Thoughtfully arranged and well maintained throughout, the property combines practical accommodation with excellent outdoor space and generous parking provisions.

A brickweave driveway provides ample off-road parking and leads to a covered carport and detached garage, offering further parking, storage or workshop potential. The frontage creates an attractive first impression, while the property's layout makes the most of the space on offer.

Internally, the accommodation is accessed via a central hall which connects the principal rooms. The comfortable lounge provides a welcoming living space, while a separate dining room creates an ideal setting for family meals or entertaining guests. The kitchen is modern and functional, offering a practical arrangement of storage and work surfaces designed to meet the demands of everyday living.

Adjacent to the kitchen, a particularly generous utility room provides valuable additional storage and laundry space, helping to keep the main living areas uncluttered and organised.



M&B



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The bungalow offers two bedrooms, including a spacious principal bedroom and a second bedroom that could also serve as a guest room or hobby space. In addition, a separate dressing room/study offers excellent flexibility for home working, storage or personal use. The accommodation is completed by a shower room, conveniently positioned off the hallway.

Outside, the rear garden has been designed with ease of maintenance in mind. Featuring artificial turf and attractive seating areas, it provides a practical and enjoyable outdoor environment without the upkeep associated with larger lawned gardens. A garden room offers additional sheltered space, perfect for relaxing or entertaining.

A standout feature of the property is the detached garden studio positioned at the rear of the plot. Currently suited to use as an outdoor gym, studio or hobby room, this versatile space provides excellent potential for a variety of lifestyle needs.

Agent's Note

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



M&B

Ground Floor

Approx. 80.8 sq. metres (869.3 sq. feet)
(Including Garage, Garden Studio)



Total area: approx. 80.8 sq. metres (869.3 sq. feet)

While 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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