



30 Malthouse Court, Dereham

Minors & Brady



30 Malthouse Court

Dereham

An ideal first step onto the property ladder, offering space, practicality and everyday comfort in equal measure. This well-presented three-bedroom semi-detached home is perfectly suited to first-time buyers, young families or those seeking a property with room to grow and make their own. The accommodation is thoughtfully arranged, featuring a generous lounge/dining room, a fitted kitchen and three well-proportioned bedrooms across two floors. Outside, the property benefits from off-road parking, a single garage and an enclosed rear garden ideal for relaxing, entertaining or family life.

- Well-presented three-bedroom semi-detached home ideal for first-time buyers, young families or investors
- Spacious lounge/dining room spanning the rear of the property with direct access to the garden
- Fitted kitchen offering practical workspace, storage solutions and everyday functionality
- Three well-proportioned bedrooms including two generous doubles and a versatile single bedroom
- Enclosed rear garden providing a private outdoor space for relaxing, entertaining and family enjoyment
- Adjoining single garage offering useful storage, workshop potential or additional parking
- Driveway parking providing convenient off-road space for multiple vehicles
- Gas-fired central heating and uPVC double glazing throughout for year-round comfort
- Convenient location within walking distance of Dereham town centre





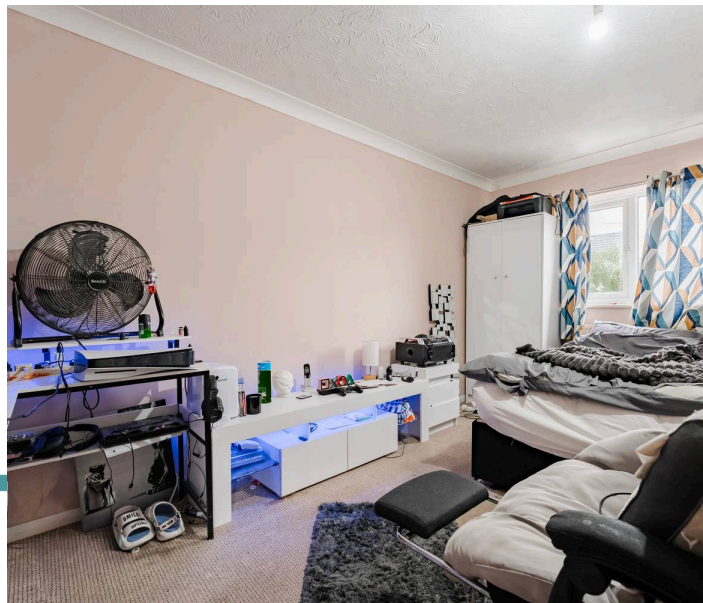
30 Malthouse Court

Dereham

Malthouse Court, Dereham

Perfectly suited to first-time buyers, young families or those seeking a well-maintained home in a convenient residential setting, this three-bedroom semi-detached house offers practical accommodation arranged over two floors, alongside excellent parking and garage facilities.

The ground floor comprises a welcoming entrance hall, a fitted kitchen positioned to the front of the property, and a spacious lounge/dining room extending across the rear. This generous reception space provides plenty of room for both relaxing and dining, with direct access to the garden creating an ideal environment for everyday living and entertaining.



M&B



30 Malthouse Court

Dereham

Upstairs, the first-floor landing serves three bedrooms, including two comfortable doubles and a versatile third bedroom which could equally be utilised as a nursery, dressing room or home office. A family bathroom completes the accommodation.

Externally, the property benefits from off-road parking and an adjoining single garage, offering useful storage and additional practicality. To the rear, the enclosed garden provides a private outdoor space suitable for families, pets and outdoor dining.

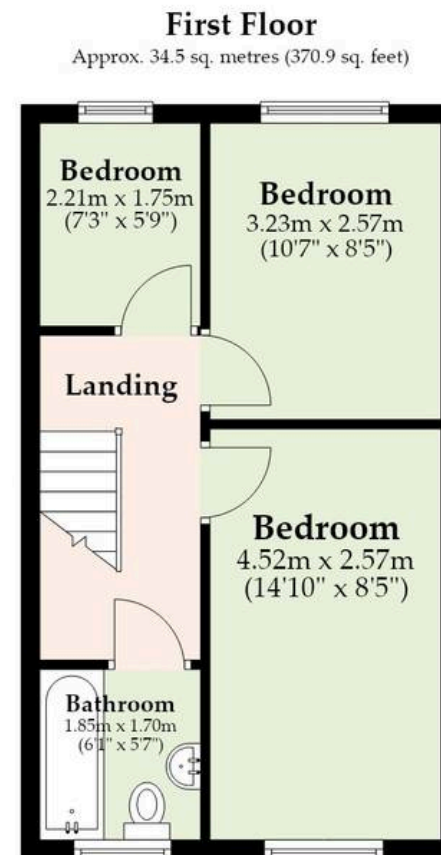
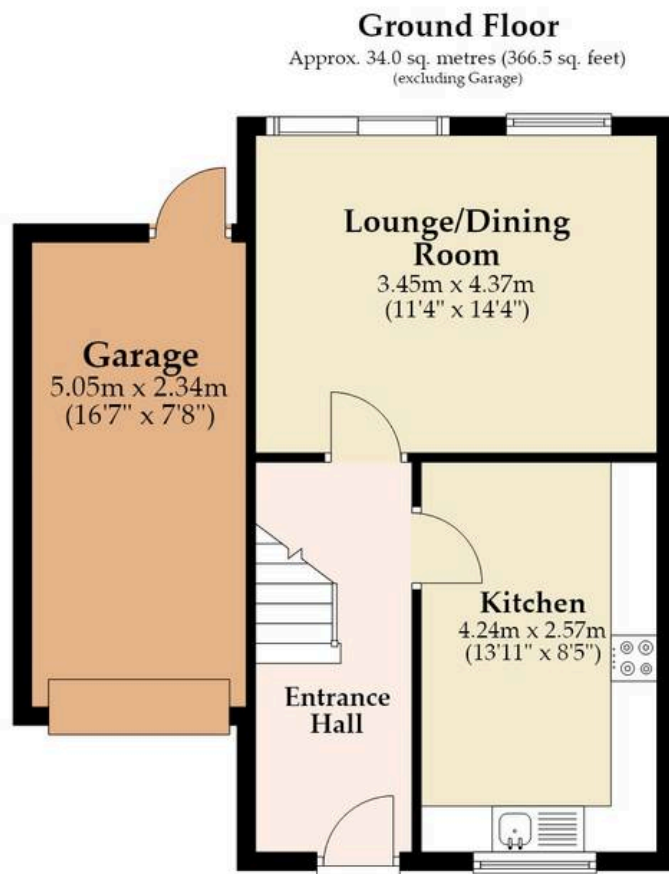
Further benefits include uPVC double glazing and gas-fired central heating throughout. Offering well-balanced accommodation of approximately 737 sq. ft. (stms), this attractive semi-detached home represents an excellent opportunity for buyers looking to step onto the property ladder or secure a home with scope to make their own.

Agent's Note

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



M&B



Total area: approx. 68.5 sq. metres (737.4 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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Marlo*
Senior Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk