

20 Masefield Mews, Dereham

Minors & Brady

20 Masefield Mews

Dereham

A fantastic opportunity to acquire a thoughtfully-improved home offering space, practicality, and modern comforts. This attractive terraced property features two well-sized double bedrooms, a generous reception room, and a range of recent upgrades throughout. The ground floor provides a welcoming entrance hall, fitted kitchen, and separate cloakroom, while upstairs, the principal bedroom benefits from a useful built-in wardrobe. The newly-fitted family bathroom adds a contemporary touch, complete with a power shower. Outside, the enclosed rear garden offers an easy-to-maintain space, complemented by two parking spaces. Conveniently positioned within walking distance of local amenities, this property is ideally suited to first-time buyers, couples or those seeking an investment opportunity.

- An attractive terraced home offering well-presented accommodation, two double bedrooms and two parking spaces
- Practical fitted kitchen, arranged to make good use of the available space, with fitted cabinetry and designated areas for appliances
- A spacious reception room creates an inviting environment for everyday relaxation and entertaining, with direct access to the rear garden
- Two generous double bedrooms provide comfortable accommodation, offering flexibility for couples, small families or those requiring additional guest space
- Newly-fitted family bathroom brings a fresh, contemporary finish, incorporating a bath with a power shower over
- A separate ground-floor cloakroom adds everyday convenience, particularly for visiting guests and busy households
- An enclosed, low-maintenance rear garden offers a private outdoor setting with manageable upkeep, ideal for enjoying time outside

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- Comprehensive garden boundary improvements include brand-new fence panels, concrete gravel boards and replacement posts
- Two parking spaces provide valuable off-road parking, while nearby amenities within walking distance add to the property's everyday convenience
- Ideally positioned within the popular market town of Dereham, with a range of local amenities, shops and transport links close at hand

The Location

Masefield Mews enjoys a convenient position within the established market town of Dereham, placing a good range of everyday amenities within easy reach. The town centre offers a varied selection of independent retailers, high-street shops, supermarkets, cafés, restaurants and traditional public houses, catering for a range of shopping and leisure needs. Dereham also hosts a popular twice-weekly market in the Market Place and Church Street, held every Tuesday and Friday, adding to the town's traditional market-town character. The surrounding area is also well served by educational facilities, making this a practical setting for families and those seeking everyday convenience.

For commuters and those travelling further afield, Dereham benefits from access to the A47, providing road connections towards Norwich and King's Lynn, as well as routes across Norfolk and beyond. Regular bus connections are also available, with First Bus' excel service offering a combined daytime frequency of two buses per hour between Dereham and Norwich. For leisure, the Mid-Norfolk Railway operates from Dereham Station, offering scheduled heritage train journeys through the Norfolk countryside towards Wymondham.

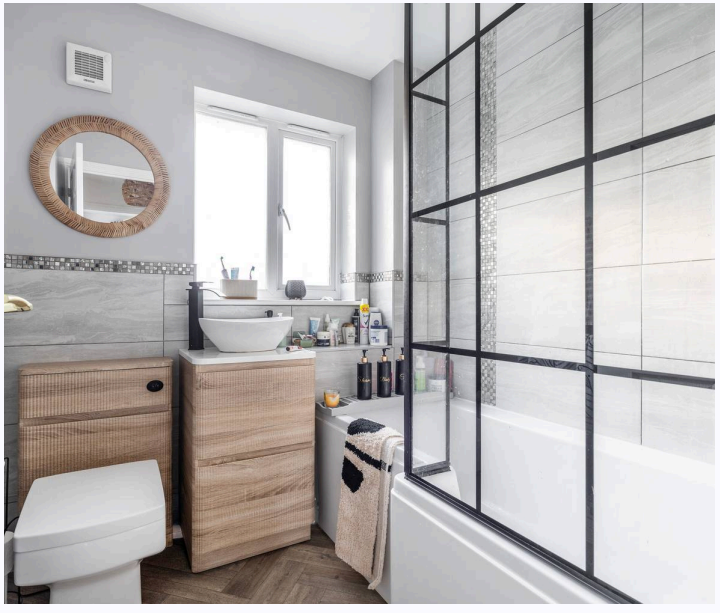
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Upon entering, the entrance hall provides access to the ground-floor accommodation, including a convenient, newly-fitted cloakroom comprising a WC and wash hand basin. The kitchen is positioned to the front of the property and offers a practical arrangement of fitted units, work surfaces, and space for the necessary appliances. To the rear, the spacious living room provides a comfortable setting for both relaxing and entertaining, with plenty of room for furnishings and the added benefit of direct access to the rear garden, allowing for an easy connection between indoor and outdoor living.

Heading upstairs, the first-floor landing leads to two well-proportioned double bedrooms, both offering good levels of space for bedroom furniture. The principal bedroom benefits from a built-in wardrobe, providing useful integrated storage, while the second bedroom offers further flexibility for family members, guests or those requiring a home-working space. Completing the first floor is the newly-fitted family bathroom, finished with a modern suite comprising a bath with a power shower over, WC and wash hand basin.

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Outside, the enclosed rear garden has been designed with ease of maintenance in mind, providing a pleasant outdoor space to enjoy without demanding extensive upkeep. The property has also benefited from all-new fence panels, concrete gravel boards and posts, giving the garden a refreshed and well-enclosed finish. Further benefits include two parking spaces, while the property's position offers convenient access to local amenities within walking distance, making everyday essentials readily accessible.

Agent's Note

This property will be sold freehold, and is connected to mains [TBC].

The property has gas central heating.

Council Tax Band: B

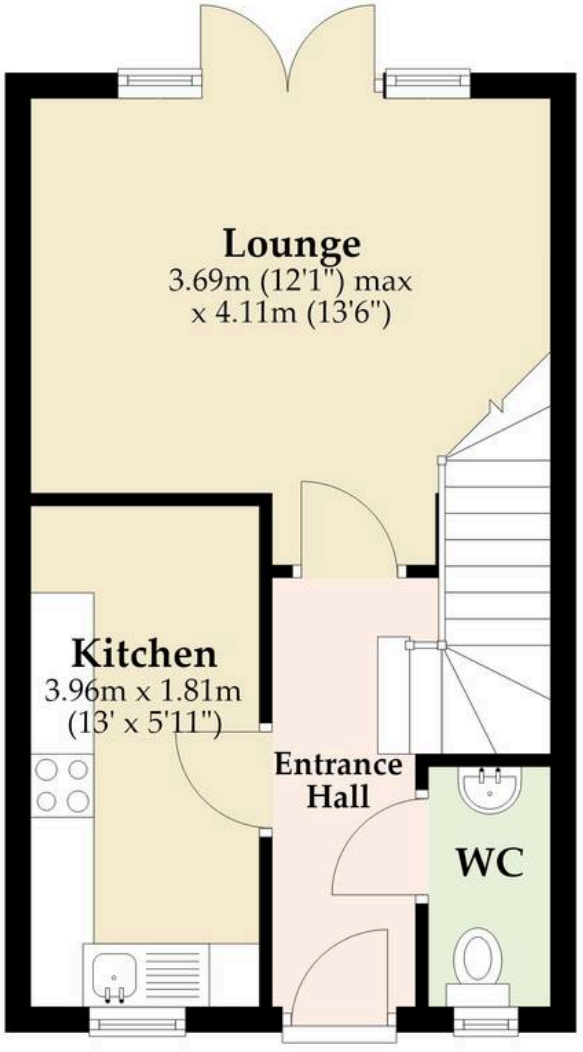






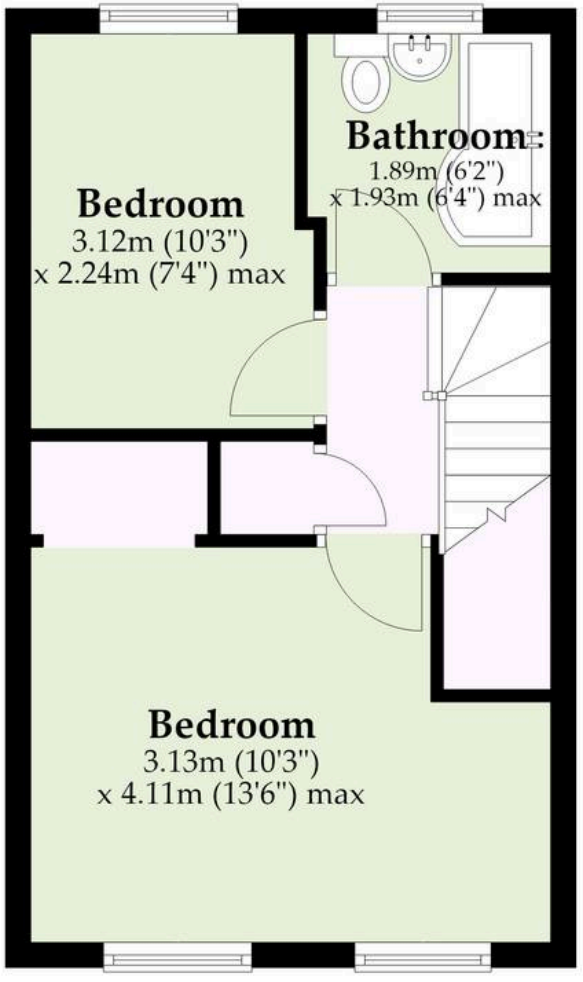
Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.5 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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