

# 49 Commercial Road, Dereham

Minors & Brady

# 49 Commercial Road

Dereham

Packed with character, practical family space and the convenience of town amenities within easy reach, this end-of-terrace home is ideal for buyers seeking both comfort and connectivity. Arranged over two floors, the property offers a well-balanced layout centred around a generous kitchen and dining area, providing an excellent setting for day-to-day living. The inviting living room is enhanced by an open fire, creating a warm focal point and a cosy atmosphere throughout the colder months. Upstairs, three bedrooms are accessed from the landing, offering flexible accommodation for families, guests, or those working from home. A family bathroom serves the household, while outside an enclosed rear garden provides space to relax and enjoy the outdoors. The property further benefits from off-road parking to the rear and a timber garden shed, with the town centre within comfortable walking distance.

- End-of-terrace house offering additional privacy and a side aspect position
- Generous kitchen space with ample room for food preparation, storage and everyday use
- Dedicated dining area creating a natural link between the living accommodation and kitchen
- Well-proportioned reception room featuring an attractive open fire as the focal point
- Three-bedroom layout arranged around the first-floor landing

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- Spacious principal bedroom providing excellent furniture placement options
- Two further bedrooms offering flexibility for family members, guests or home working
- Ground-floor family bathroom fitted with bath, wash basin and WC facilities
- Enclosed rear garden designed for low-maintenance enjoyment with a useful timber garden shed
- Off-road parking positioned to the rear of the property, with the town centre accessible on foot

### The Location

Situated in Dereham, the property benefits from a convenient position within easy reach of the town centre and its range of everyday amenities. The town offers a good selection of independent shops, supermarkets, cafés, restaurants, traditional pubs, and essential services, with Tesco Extra and Aldi providing convenient options for grocery shopping. Healthcare facilities, including medical practices, dental surgeries, and pharmacies, are also available locally. Families are well catered for by a choice of primary and secondary schools within Dereham and the surrounding villages, while leisure facilities include a gym, swimming pools, sports facilities and local recreational spaces.

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For commuters, the A47 provides road connections towards Norwich and King's Lynn, with regular bus services also operating between Dereham and Norwich, as well as other neighbouring towns. The town is also home to the Mid Norfolk Railway, which offers heritage rail experiences. For those who enjoy spending time outdoors, the surrounding countryside provides opportunities for walking and exploring, with nearby green spaces and nature areas, including Scarning Water Meadows. Combining established town amenities, educational provision and convenient transport connections, Dereham offers a practical setting for families, professionals and those looking to enjoy the convenience of market town living.

**Commercial Road, Dereham**

The front door opens into a welcoming living room, a comfortable reception space centred around an open fire, creating an attractive focal point for everyday living and entertaining. The room offers good proportions and leads through to the dining room, providing a natural flow between the principal ground-floor living areas.

Positioned beyond the dining room, the kitchen is particularly spacious and forms part of a large kitchen/diner arrangement, offering ample room for food preparation, storage, and everyday dining. The layout creates a practical hub of the home, while the ground-floor family bathroom is conveniently located to the rear and is fitted with a bath, wash basin, and WC.

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The first-floor landing provides access to the three bedrooms. The principal bedroom is a generously sized double room positioned to the front of the property, while the second bedroom offers further double accommodation. A third bedroom provides a versatile space that could be utilised as a child's room, guest bedroom, dressing room or home office, depending on individual requirements.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxation, gardening or entertaining. A timber garden shed offers useful external storage, while off-road parking is available to the rear of the property, adding further everyday convenience. The property's position also allows easy access to the town centre, placing a range of shops, amenities and everyday services within comfortable walking distance.

**Agent's Note**

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

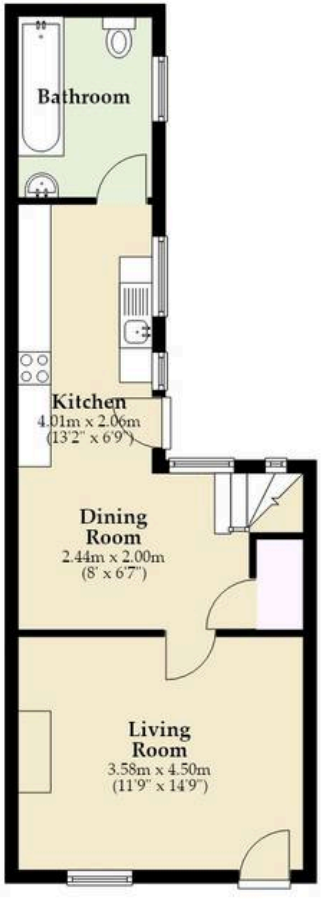
This property has gas central heating.

Council Tax Band: B

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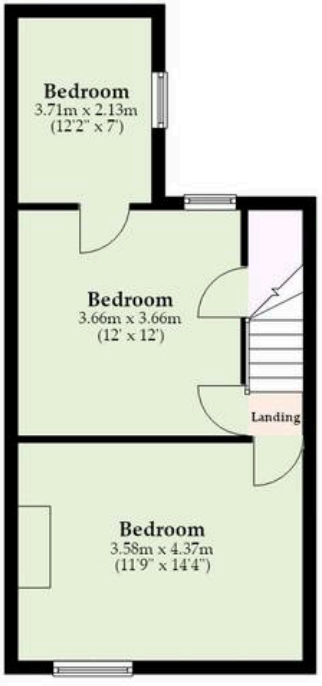
## Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)




## First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)




Total area: approx. 81.8 sq. metres (880.6 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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