

57 Theatre Street, Dereham

Minors & Brady

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Dereham

A fantastic opportunity to secure a substantial family home with an exceptional garden plot, generous room sizes and exciting potential. This detached three-bedroom property offers three versatile reception rooms, two bathrooms and a flexible layout perfectly suited to modern family life. Attractive improvements to parts of the ground floor, including patterned hallway tiles, decorative panelling, herringbone flooring and a stylish sage green kitchen, create a welcoming feel whilst other areas offer scope for updating and personalisation. Outside, the impressive rear garden is a standout feature, providing an abundance of space for entertaining, family life and future landscaping possibilities, whilst a private driveway adds everyday practicality. Offering a blend of character, space and opportunity, this is a home that can be enjoyed immediately whilst still allowing a purchaser to add their own stamp over time.

- Substantial detached family home occupying an impressive plot with an exceptionally large rear garden
- Three generously sized bedrooms, including a principal bedroom served by a private en-suite shower room
- Three versatile reception rooms ideal for family living, entertaining, home working or playroom space
- Striking entrance hall featuring decorative wall panelling and attractive patterned tiled flooring
- Stylish sage green kitchen offering extensive storage, generous worktop space and room for freestanding appliances
- Contemporary herringbone flooring flowing through the kitchen and principal ground-floor reception spaces
- Ground floor WC and useful understairs storage adding practicality to everyday family life

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The Location

Theatre Street enjoys a tucked-away position within the heart of Dereham, offering a surprising sense of peace and privacy while remaining just moments from the town's extensive amenities. This convenient setting allows residents to enjoy the benefits of town-centre living without sacrificing a quieter residential atmosphere, making it an appealing location for a wide range of buyers.

Everyday essentials are all within comfortable walking distance, including supermarkets, independent retailers, cafés, restaurants, pharmacies and a variety of professional services. Dereham's bustling town centre provides a strong sense of community, with a regular market, local events and a good selection of businesses catering to day-to-day needs.

For families, the area benefits from access to a range of educational facilities, from primary schools through to secondary education, alongside leisure and recreational opportunities. Dereham Leisure Centre is close by, offering swimming, fitness and sports facilities, while nearby parks and open green spaces provide opportunities for walking, exercise and outdoor relaxation.

Connectivity is another key advantage of the location. Regular bus services provide convenient links to Norwich, King's Lynn and surrounding Norfolk villages, while the nearby A47 offers straightforward road access across the county and beyond. This makes the area well suited to both commuters and those looking to explore Norfolk's countryside and coastline.

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Occupying a substantial plot with an exceptionally large rear garden, this spacious three-bedroom detached home presents an excellent opportunity for buyers seeking generous room proportions, characterful features and significant potential. The property has benefited from selected improvements, particularly across parts of the ground floor, whilst still offering scope for modernisation and cosmetic enhancement in other areas. As a result, it provides an appealing balance between move-in-ready accommodation and the opportunity to add further value over time.

The property immediately creates a strong first impression, with a welcoming entrance hall showcasing attractive patterned floor tiles and decorative wall panelling, setting the tone for many of the charming details found throughout the home. The hallway also provides access to a useful understairs storage cupboard and a convenient ground-floor WC.

The living accommodation is particularly versatile, comprising three reception rooms that provide flexibility for modern lifestyles. Whether utilised as formal sitting rooms, family spaces, playrooms, dining areas or home offices, the layout can easily adapt to a purchaser's needs. Several of the ground-floor rooms have been enhanced with stylish herringbone flooring, creating a sense of continuity and adding a contemporary feel to the home.

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At the heart of the property sits a well-appointed sage green kitchen, offering an abundance of storage through a range of fitted units alongside generous worktop space for food preparation. There is ample room for freestanding appliances, making the kitchen both practical and functional for everyday family life. The combination of modern touches and traditional styling helps create an inviting space that naturally serves as the hub of the home.

To the first floor, three generously proportioned bedrooms provide comfortable accommodation, with plenty of room for furniture and storage. The impressive room sizes continue the theme established throughout the property, ensuring the home feels spacious and versatile in every area. The bedrooms are served by two bathrooms, including a principal en-suite and a separate family bathroom, offering added convenience for busy households.

Outside lies one of the property's most impressive features. The substantial rear garden provides an abundance of outdoor space rarely found in similar homes, creating endless possibilities for entertaining, gardening, children's play areas or future landscaping projects. The size of the plot offers tremendous potential whilst already providing a wonderful setting to enjoy throughout the year.

To the front, the property benefits from driveway parking, providing valuable off-road parking and everyday practicality. The combination of generous parking, spacious accommodation and extensive outdoor space makes this home particularly appealing.

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