



Dereham Road | Dereham | NR19 1QF
Asking Price £400,000

twgaze

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A modern three-bedroom detached home in a peaceful semi-rural location with field views, featuring a main bedroom with en-suite, good size garden, off road parking and garage. Ideal for families seeking countryside living with contemporary comforts.

- Three bedroom detached built 2025
- Main bedroom with en suite
- Lounge with feature wood burner
- Garage
- Individual well designed and finished house
- 33FT Kitchen/diner
- Private good size garden
- Off road parking

The Location

Dereham is a well-connected and historic market town in the heart of Norfolk, approximately 15 miles west of Norwich and within easy reach of the stunning Norfolk Coast. Situated along the A47, Dereham offers convenient road links to Norwich, King's Lynn and beyond, making it an attractive base for commuters while retaining a strong sense of community. The town provides a wide range of amenities including independent shops, supermarkets, schools, healthcare facilities and leisure options, alongside nearby countryside walks and green spaces. Combining market town charm with practical connectivity, Dereham is a popular choice for families, professionals and retirees alike.

The Accommodation

A masterclass in contemporary craftsmanship, this three bedroom detached residence has been meticulously designed by its current owners, blending high-spec finishes with effortless style.

Step through the welcoming entrance hall and you immediately sense the attention





to detail that defines this home. At its heart lies a stunning kitchen/dining space, fitted with sleek modern units and a breakfast bar, where natural light floods through patio doors to the private rear garden. The dining area flows seamlessly from the kitchen, while a thoughtfully appointed utility room and ground-floor WC ensure every modern convenience is at hand. The lounge, with its feature wood burner and garden access, offers a perfect balance of warmth and sophistication. Upstairs, the principal bedroom commands tranquil field views and a en-suite shower room, while the second bedroom also captures the serenity of the surrounding landscape. A third double bedroom and a contemporary family bathroom complete this refined first floor. Throughout the home, high-end touches from oak doors to a sleek glass balustrade underscore a commitment to quality and design. This is a property that doesn't just accommodate modern living; it elevates it.

The Outside

The property can be found along a serene country lane, this delightful home enjoys a sense of calm and privacy, with a shared driveway serving just one other property. Off-road parking and a garage, complete with a personal door to the garden, make daily life effortless. The garden, freshly seeded, awaits your imagination a blank canvas ready to flourish. Step out onto the patio, perfectly positioned just off the kitchen, and envision leisurely summer afternoons spent entertaining, dining alfresco, or simply soaking in the peace of the countryside.

Freehold

Services

Mains electric , Mains water, small treatment sewage plant and heating is via a air source heat pump

How to get there

Charmingly.home.offerings

Viewing

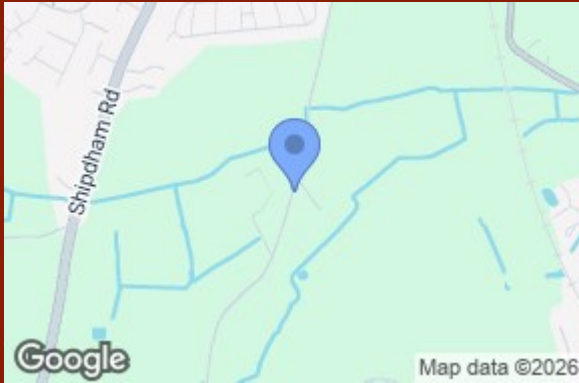
Strictly by appointment

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

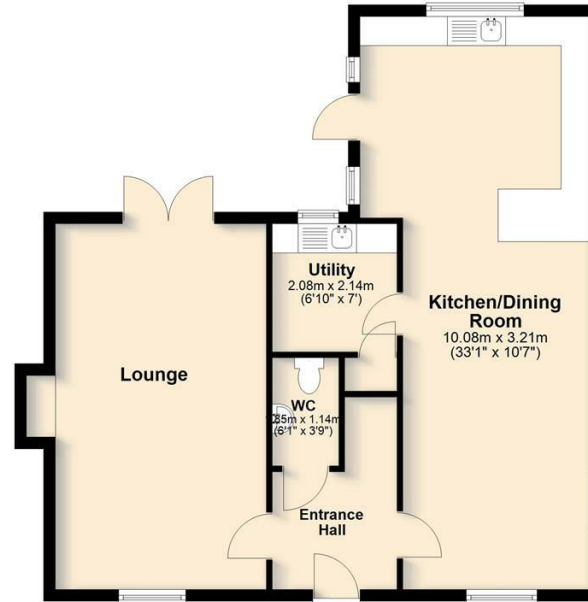
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

Council Tax Band D

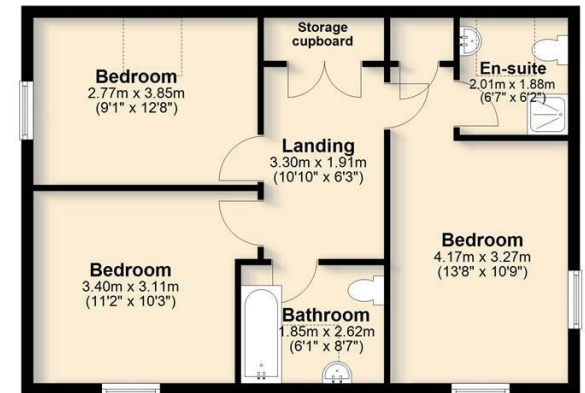
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Ground Floor
Approx. 72.7 sq. metres (782.3 sq. feet)



First Floor
Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 129.4 sq. metres (1392.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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