

## 51 London Road, Dereham - NR19 1AF

£240,000 - £250,000 Freehold

Introducing this well-presented mid-terrace cottage, offering both comfort and style. The property is light and airy throughout and features three double bedrooms, a spacious lounge with a designated dining area, and a bright conservatory that extends the living space. There's a fitted kitchen with a separate utility room, a modern family bathroom that has been recently renovated with stylish fixtures, and an enclosed rear garden with a paved seating area and a raised wooden deck. The property also includes allocated off-road parking and is in a convenient location within walking distance of Dereham town centre, making it an ideal choice for those seeking a comfortable and well-connected home.



## Location

London Road in Dereham offers a convenient setting within walking distance of the town centre, where a range of shops, cafes, and essential amenities can be found. The area benefits from easy access to public transport and main road links, making travel to nearby towns and Norwich straightforward. There are parks and green spaces nearby for those who enjoy spending time outdoors. Local schools and medical facilities are also within easy reach, making this a practical and appealing location for a range of lifestyles.

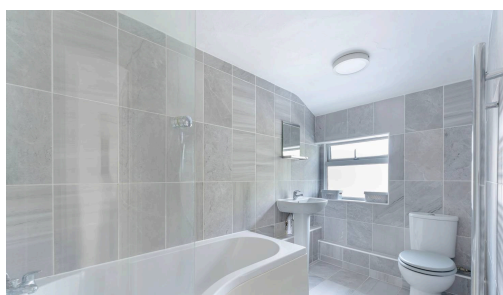
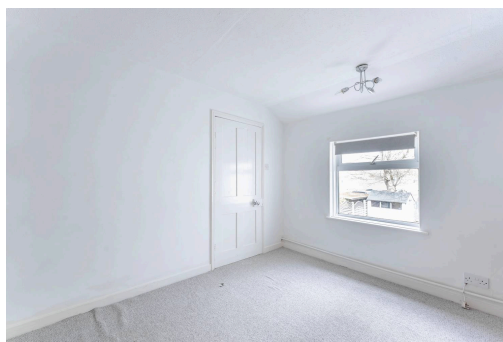


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C





## London Road, Dereham

Stepping through the porch and into the property, you are greeted by a bright and spacious lounge measuring an impressive 21 feet in length, with a designated dining area that encourages relaxation and social gatherings.

Moving through to the hallway, you'll find a conveniently located storage cupboard and a utility room, offering versatility to transform the space into a study or home office as desired.

The kitchen is a spacious and functional area, offering plenty of room to move around. It is fitted with built-in cupboards, sleek wood-effect counters, and stylish tiled splashbacks, creating a modern feel. The kitchen also has plumbing for essential appliances, such as a washing machine and dishwasher, making it both practical and well-equipped for everyday use.

A bright and airy conservatory extends the living space, offering an abundance of natural light and access to the rear garden, making it perfect for unwinding or entertaining.

Ascending the staircase, a storage cupboard on the landing provides practicality, while the upper level reveals three generously sized double bedrooms, one of which includes a built-in cupboard for added storage convenience.

The modern family bathroom has been recently renovated, featuring a panelled bath with a shower over, fully tiled walls with stylish detailing, and a fresh, pristine finish. It offers a relaxing space with a contemporary feel, ideal for both everyday use and unwinding after a long day.

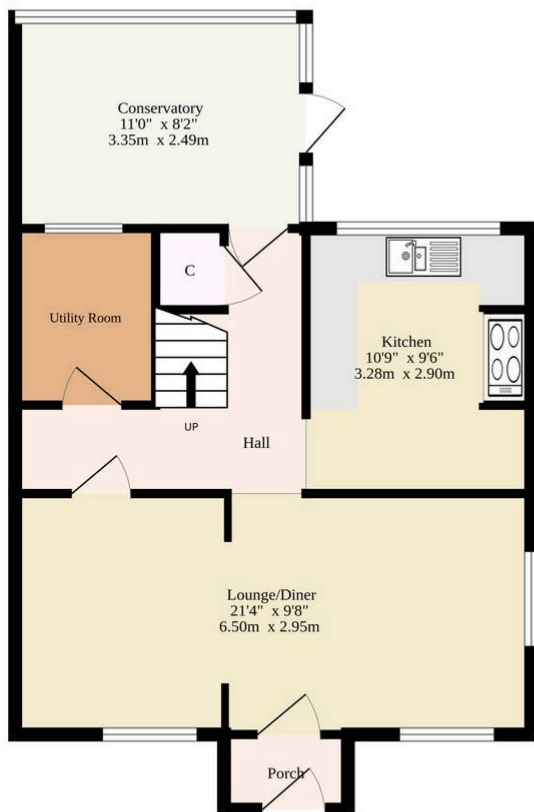
Additionally, the property benefits from double glazing throughout, ensuring improved insulation and noise reduction.

Outdoors, the property features an enclosed rear garden, perfect for relaxing, with a paved seating area and a raised wooden decked area for dining or enjoying the outdoors. A convenient storage shed offers extra space for keeping belongings secure, along with a gate providing access to the rear.

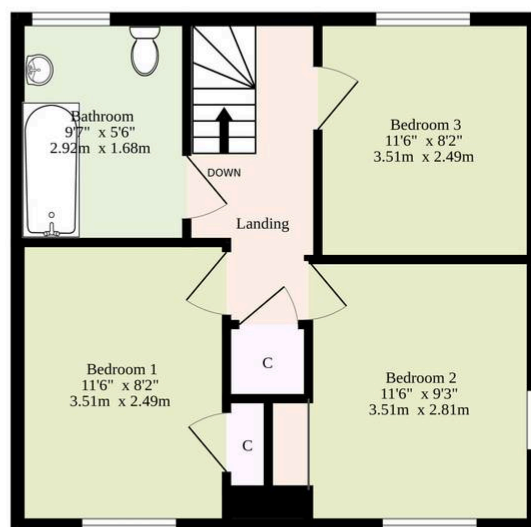
The property includes allocated off-road parking, ensuring convenience and ease for residents and visitors alike.



Ground Floor  
522 sq.ft. (48.5 sq.m.) approx.



1st Floor  
347 sq.ft. (32.2 sq.m.) approx.



Sqft Excludes Landing

TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.

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.  
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