



32 Hornbeam Drive, Dereham

Dereham



Minors & Brady



# 32 Hornbeam Drive

Dereham, Dereham

Designed for contemporary living with a refined sense of comfort, this modern end-terrace family home in Dereham offers style and practicality in equal measure. The ground floor unfolds into an impressive open-plan space where a sleek white gloss kitchen with integrated appliances flows into a bright lounge and dining area framed by French doors leading to the garden. A ground-floor WC and separate utility cupboard enhance everyday convenience, while upstairs, two spacious double bedrooms provide calm, comfortable spaces. The upgraded shower room features elegant stone-effect tiling, a rainfall shower, and a modern vanity unit, adding a touch of luxury. Outside, the enclosed rear garden includes a paved seating area, lawn, and timber summerhouse, with a brickweave driveway to the side offering off-road parking. Perfectly positioned close to Dereham's cafés, shops, and transport links, this is a home that pairs thoughtful design with effortless modern living.

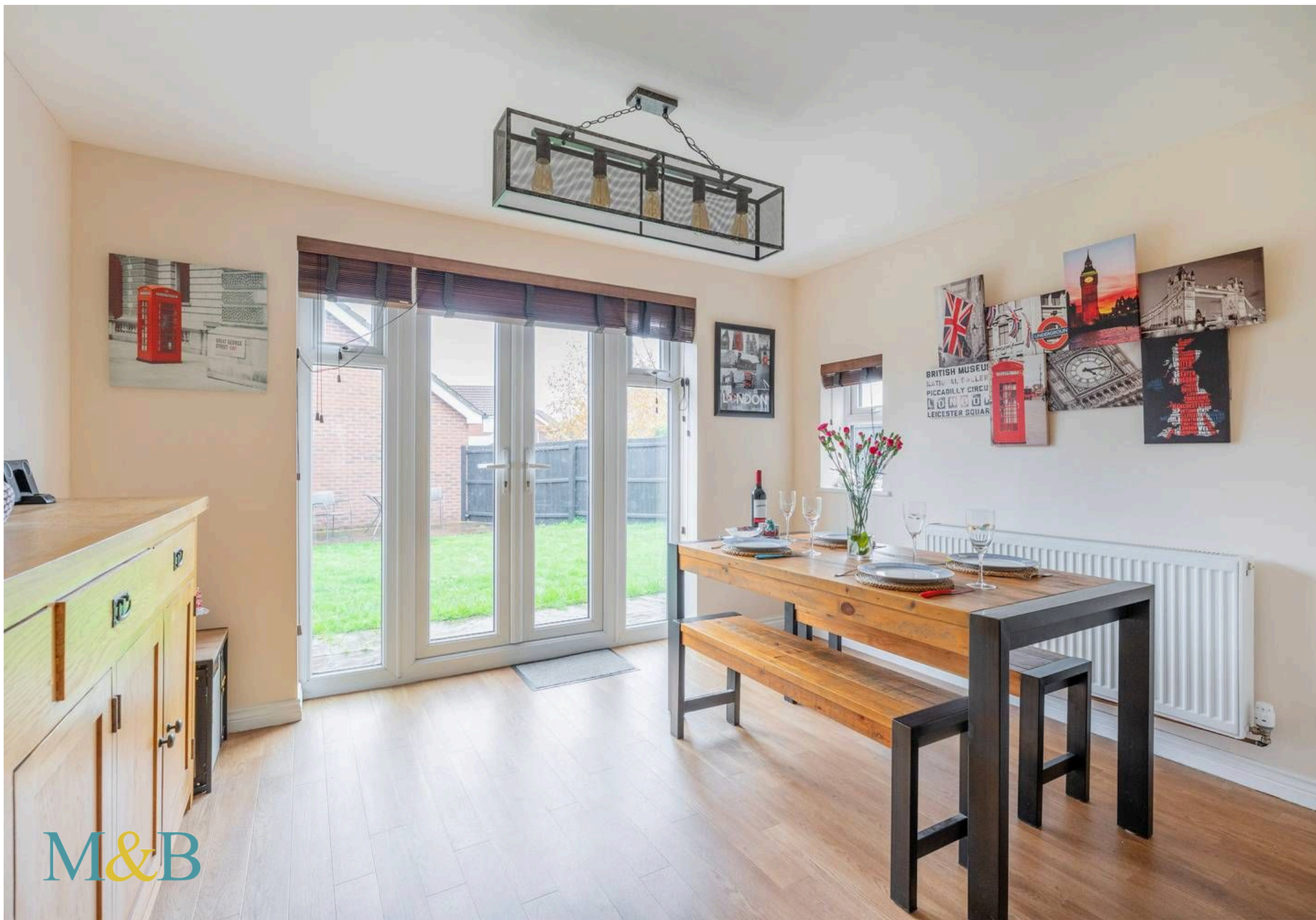
## Location

Hornbeam Drive is situated in a modern residential area on the edge of Dereham, offering convenient access to everyday amenities while maintaining a calm suburban feel. The town centre is just a short distance away, providing a wide range of shops, supermarkets, cafés, and restaurants. Families benefit from nearby well-regarded schools, play parks, and leisure facilities, while commuters enjoy easy connections via the A47 to Norwich, Swaffham, and King's Lynn. Green spaces and countryside walks are also within easy reach, creating a comfortable and well-connected setting for modern living. Residents can enjoy the nearby Neatherd Moor and Dereham Windmill, both offering scenic spots for weekend strolls or picnics. With local pubs, community events, and easy access to public transport, this location brings together the best of convenience, community spirit, and countryside charm.

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Dereham, Dereham

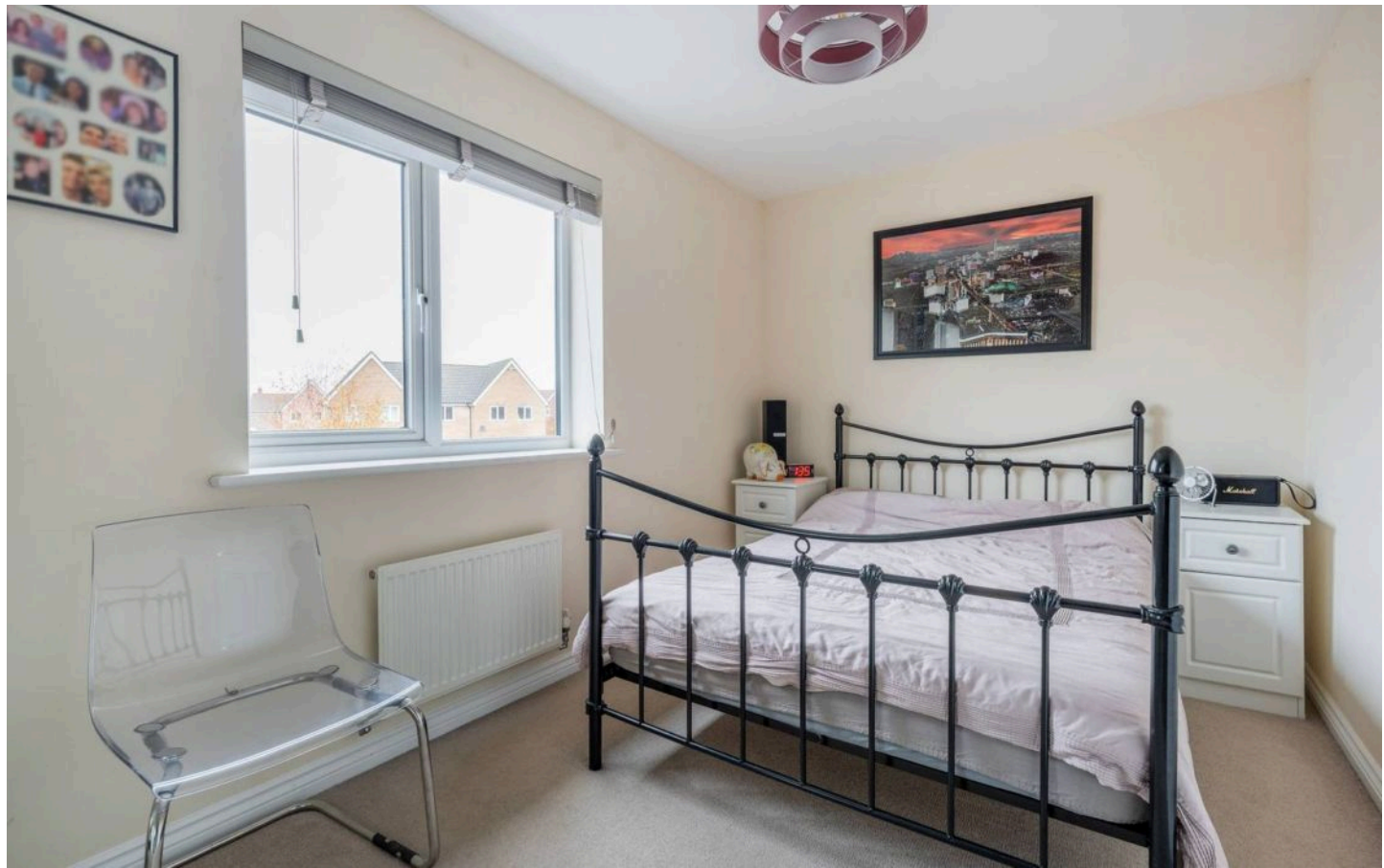
### Hornbeam Drive, Dereham

This well-presented modern end-terrace home combines stylish contemporary design with a layout that perfectly suits everyday life. The entrance hall sets a welcoming tone, finished with durable wood-style flooring that flows throughout the ground floor for a cohesive look. Off the hallway is a convenient WC fitted with a white two-piece suite including a pedestal basin with chrome taps, tiled splashback, and low-level WC, along with a practical utility cupboard offering plumbing for laundry appliances.

The open-plan living space extends across the full depth of the home, creating a light and inviting environment. The kitchen is fitted with sleek white gloss cabinetry, contrasting worktops, and brick-style tiled splashbacks, complemented by integrated appliances including a stainless steel oven, four-ring gas hob with matching extractor hood, and a fridge-freezer. The peninsula provides additional workspace and storage, while the adjoining lounge and dining areas feature neutral décor and double-glazed French doors opening to the rear garden, allowing light to stream through and connecting indoor and outdoor spaces with ease.

Upstairs, the landing leads to two generous double bedrooms, both finished with soft fitted carpets and double-glazed windows, offering a sense of comfort and calm. The stylish shower room has been upgraded with full-height stone-effect tiling, a large walk-in shower with rainfall and handheld fittings, a modern vanity unit with inset basin and storage, a concealed cistern WC, and marble-effect tiled flooring, all enhanced by recessed LED lighting for a refined finish.

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Outside, the enclosed rear garden offers a low-maintenance space with a paved patio area ideal for seating or dining, a neatly kept lawn, and a timber summerhouse that adds valuable flexibility for storage or home-working. To the front, a tidy garden with shrubs borders the pathway to the entrance, while a brickweave driveway to the side provides convenient off-road parking for up to three vehicles.

Additionally, the home features a newly fitted bathroom, modern spotlights across the stairs, landing, and bathroom, and a fully boarded, insulated loft with a fitted Nelson ladder. Extended by a previous owner, it now offers generous living space complemented by an enlarged garden thanks to its desirable end-terrace position.

### Agents notes

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

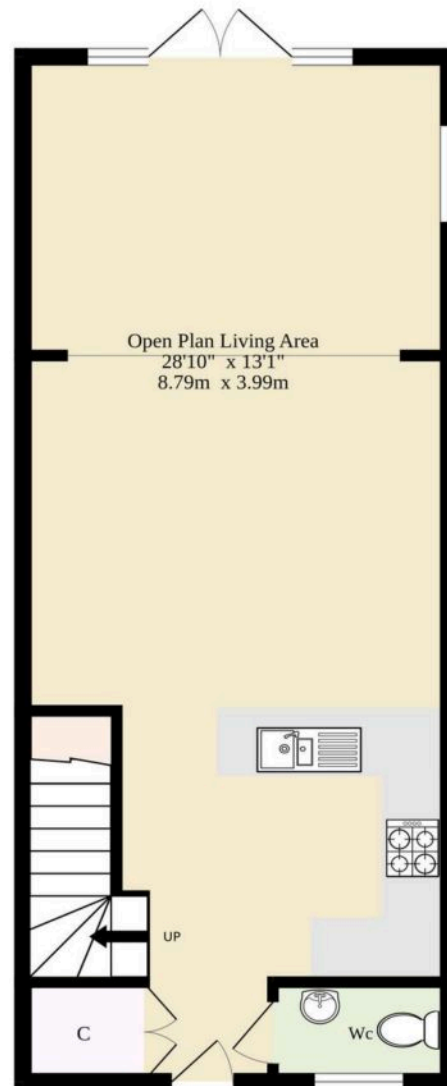
Heating system- Gas Central Heating

Council Tax Band- B

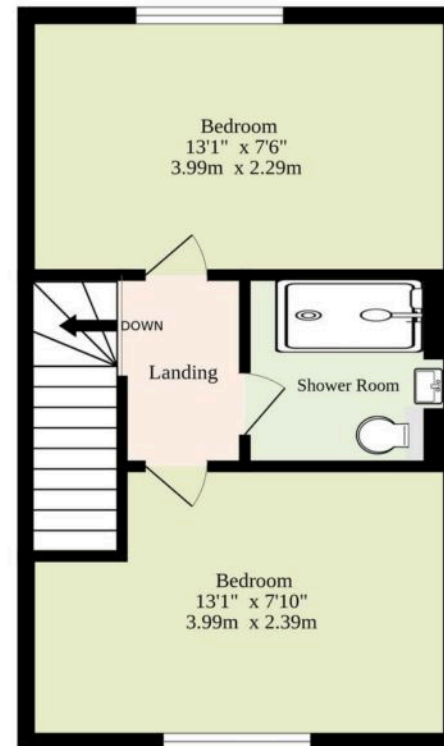


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Ground Floor  
378 sq.ft. (35.1 sq.m.) approx.



1st Floor  
200 sq.ft. (18.6 sq.m.) approx.



Sqft Excludes Wc, Landing And Shower Room

TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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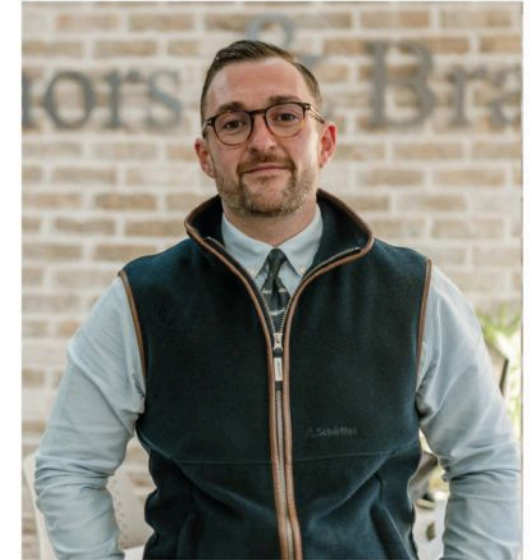
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