





Moorgate Road
Dereham
NR19 1NT

Offers in Excess of £
312,000.00

bettermove

Moorgate Road - Dereham

Bettermove are proud to present this 4 bedroom semi-detached house in Dereham, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private driveway.

The council tax band is B.

The interior of this spacious property comprises a generously sized living room with a feature wood-burning stove and bay window, a separate family room and dining area, a bright fitted kitchen with a central island and French doors leading to the rear garden, alongside a versatile fifth bedroom or study, and a downstairs WC. The first floor consists of four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, alongside a modern family bathroom. The exterior boasts a generous private rear garden with a lawned area and decking, perfect for enjoying the summer months.

Located in the popular market town of Dereham, Norfolk, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Dereham town centre is within walking distance, offering additional leisure facilities, a cinema and healthcare services. Excellent transport connections can be found via the A47 and local bus services, providing convenient access to Norwich, King's Lynn and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	3	1	Freehold

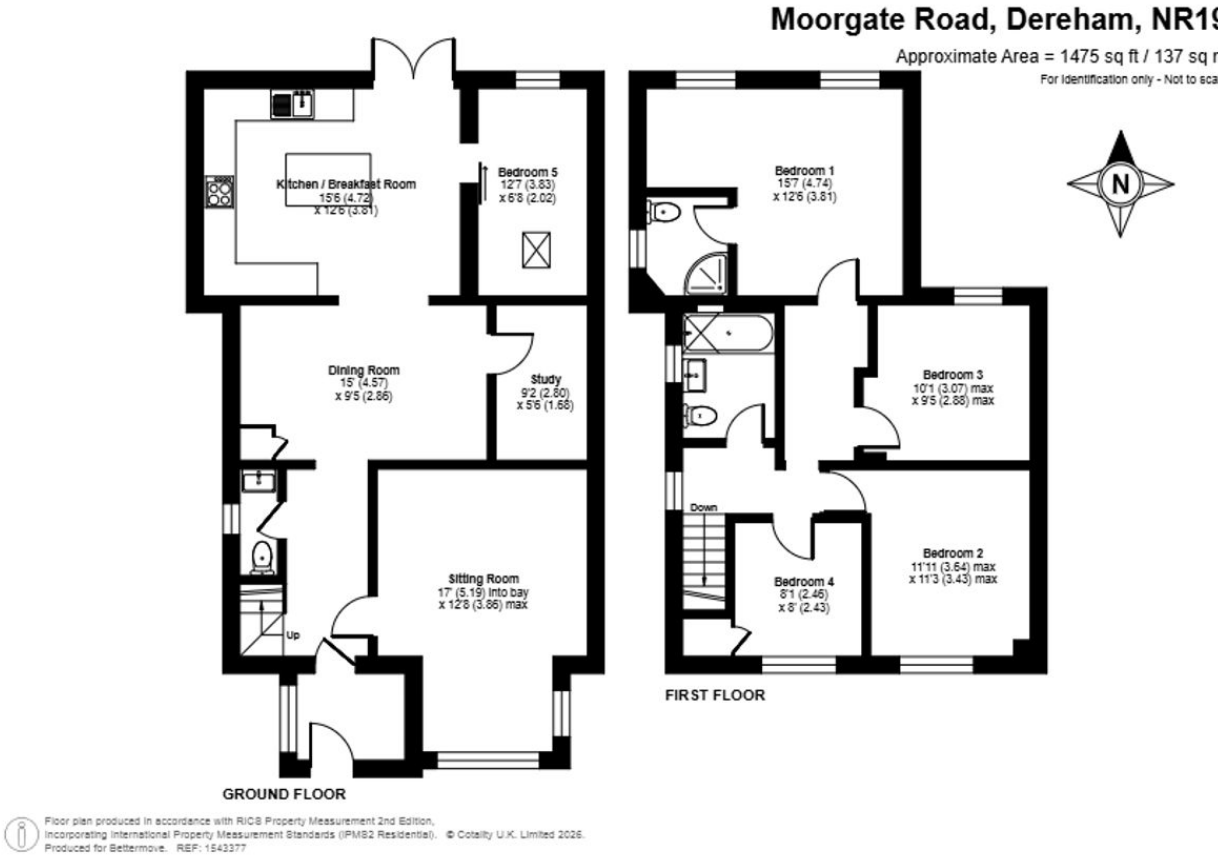

MAN CAVE







Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for Bettermove. REF: 1543377

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	78	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	76	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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