



Guide Price £190,000

2 Bedroom End of Terrace House for sale  
28 Masefield Mews, Dereham





## Overview

Don't miss this immaculate 2-bed end terrace in Dereham! Move-in ready, two parking spaces, a lovely garden, and priced to sell. Attention first-time buyers, downsizers, and landlords. Book your viewing now!



## Key Features

- Chain Free
- Move-In Ready Two-Bedroom House
- Two Private Parking Spaces Set to the Front
- Enclosed Garden with Side Gate, Patio and Shed
- All Double-Glazed and New Boiler Installed August 2025
- Main Bathroom Plus Ground Floor WC
- Good Sized Kitchen with Ample Storage and Lounge-Diner Overlooking the Garden
- Walking Distance of Town Centre, Bus Stops, Parks and Eateries



Welcome to Masfield Mews, Dereham, NR19. This 2-bedroom home is the one you've been waiting for. Built in 2002 and presented in excellent move-in-ready condition, this property ticks every box for first-time buyers, downsizers, and savvy landlords alike.

To the outside, you'll find two private parking spaces conveniently located to the front of the property - a real bonus in today's market - plus a mature, well-maintained rear garden with side access, ideal for enjoying those sunny Norfolk afternoons or simply unwinding after a long day. Bus stops are conveniently close by, making commuting and visits to Norwich a breeze. Also, it is within walking distance of the town centre amenities, local schools and parks.

Step inside and you're greeted by naturally bright, welcoming spaces throughout. The kitchen, positioned to the front, offers ample storage and worktop space, an integrated double oven, gas hob, and extractor hood, plus room for your washing machine and fridge-freezer. The ground-floor WC is a rare find in a 2-bed, adding that extra touch of convenience and doubling nicely for hanging coats and bags.

The lounge-diner sits to the rear, bathed in light and overlooking the garden, with French doors opening onto the patio - ideal for alfresco dining, morning coffee, or simply bringing the outside in.

Upstairs, the spacious double bedroom features dual windows and a built-in wardrobe, while the second bedroom is suited as a guest room, nursery, or home office. The bathroom boasts a shower over bath, and there's a practical airing cupboard housing a reasonably new water tank with additional storage space. Note that the gas boiler was replaced in August 2025 with a warranty in place.

Priced to sell and ready to go, this home offers genuine value and won't be on the market for long. Get in touch today to book your viewing or for more information. Your new home is waiting!

What3Words: [///finest.tribune.accordion](https://www.what3words.com/finest-tribune-accordion)



**Kitchen**

12' 11" x 6' 1" (3.96m x 1.86m)

Tiled flooring, uPVC double-glazed window with Venetian blind, fitted base and wall-mounted units, splashback tiling, integrated double oven, gas hob and extractor hood, sink, space for washing machine and fridge freezer, houses the gas boiler, coving, spotlighting, multiple sockets and radiator.

**Lounge-Diner**

13' 7" x 12' 9" (4.16m x 3.91m)

Laminate flooring, uPVC double-glazed French doors and windows with curtain pole, coving, ceiling light, multiple sockets, TV aerial and radiator.

**WC**

6' 0" x 2' 9" (1.83m x 0.85m)

Laminate flooring, obscured uPVC double-glazed window, wash hand basin with splashback tiling, toilet, coving, spotlighting, radiator and houses the consumer unit.

**Entrance**

10' 11" x 4' 2" (3.34m x 1.28m)

Laminate flooring, ceiling light, one panelled wall, spotlighting, coving, thermostat and radiator.

**Bedroom One**

13' 7" x 10' 1" (4.16m x 3.08m)

Fitted carpet, dual uPVC double-glazed windows with curtain poles, built-in double wardrobe with mirrored doors, one panelled wall, ceiling light, coving, radiator, TV aerial and multiple sockets.

**Bedroom Two**

10' 4" x 7' 4" (3.15m x 2.25m)

Fitted carpet, uPVC double-glazed window with curtain pole, one panelled wall, ceiling light, coving, multiple sockets and radiator.

**Bathroom**

6' 4" x 6' 2" (1.94m x 1.90m)

Vinyl flooring, obscured uPVC double-glazed window, wash hand basin with splashback tiling, toilet, bath with shower and fully tiled walls, extractor fan, spotlighting and radiator.

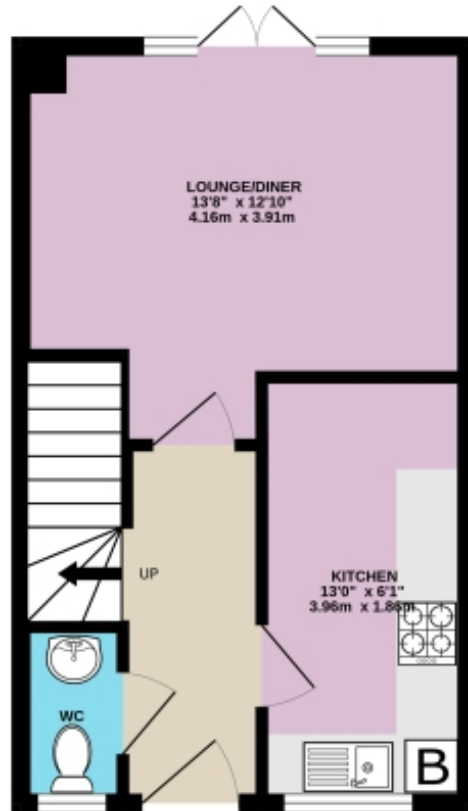
**Landing**

6' 8" x 6' 2" (2.04m x 1.90m)

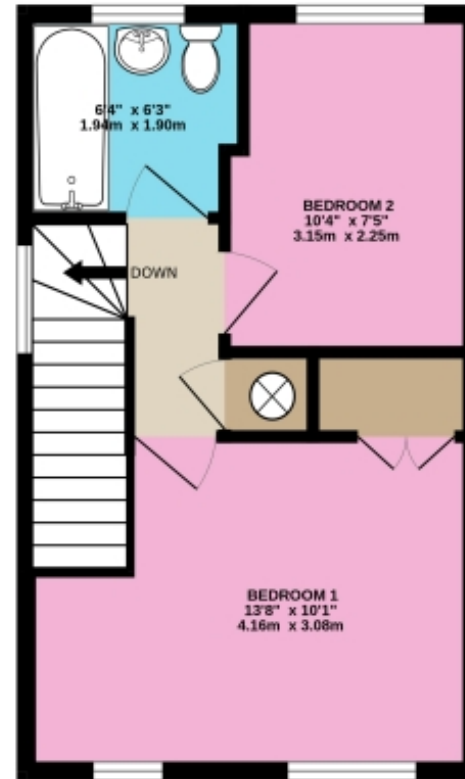
Fitted carpet, obscured uPVC double-glazed window, ceiling light, coving, airing cupboard and loft access.

# Floorplans

GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



2-BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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