



1 Spruce Way, Dereham  
Dereham



Minors & Brady

Sometimes, you walk into a home and instantly know it's the one. This immaculate four-bedroom detached house combines space, style and comfort in perfect harmony, offering modern family living at its finest. Built by a reputable developer and finished to a high specification, every detail has been thoughtfully considered, from the sleek, fully integrated kitchen to the spacious dual-aspect lounge with French doors leading to the garden. The open-plan kitchen and family area is the true heart of the home, designed for both entertaining and everyday life, with natural light flooding the space and effortless flow outdoors. Upstairs, four double bedrooms each feature built-in storage, while the beautifully appointed bathrooms bring a touch of luxury. Completely turn-key and chain-free, this home is ready for you to move straight in and start living from day one. A single garage, driveway parking and a sunny garden completes the picture. Set within a quiet yet well-connected area, it's a rare opportunity to own a high-quality home that feels both private and perfectly placed.

- Beautifully presented four-bedroom detached home built to a high specification by a reputable developer
- Spacious open-plan kitchen, dining, and family area with integrated appliances and breakfast bar
- Dual-aspect lounge with French doors opening directly onto the garden
- Separate dining room offering flexibility as a formal dining space, home office, or playroom
- Four generous double bedrooms, all with built-in storage for a clutter-free lifestyle
- Stylish family bathroom with contemporary finishes
- Practical cloakroom and utility area designed for modern family living
- Sunny garden that enjoys sunlight throughout the day, perfect for outdoor relaxation
- Single garage and driveway parking for two vehicles
- Peaceful, well-connected location close to schools, amenities, and transport links





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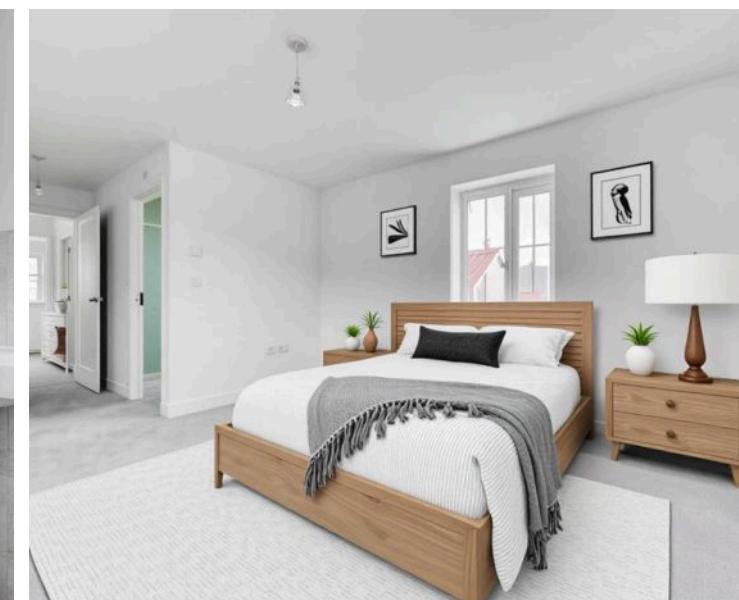
# 1 Spruce Way

## The Location

Dereham is a friendly market town that has grown into a well-connected and welcoming community. It offers a mix of independent shops, high street stores, cafes, and restaurants, so everything you need for daily life is close at hand. Families will appreciate the range of local schools and nurseries, while healthcare and leisure facilities are also easily accessible.

The town is well served for transport, with good road links to Norwich, King's Lynn, and the surrounding countryside, and regular bus services making travel straightforward. For those who enjoy the outdoors, Dereham has plenty of green spaces, parks, and walking routes, providing safe places for children to play or for a relaxing weekend stroll.

Living in Dereham offers a balance between convenience and a quieter pace of life. It's the kind of place where neighbours know each other, community events are well supported, and families can feel settled. The town's combination of amenities, accessibility, and welcoming atmosphere makes it an ideal spot for people looking for a practical yet comfortable home base in Norfolk.



# 1 Spruce Way

## Spruce Way, Dereham

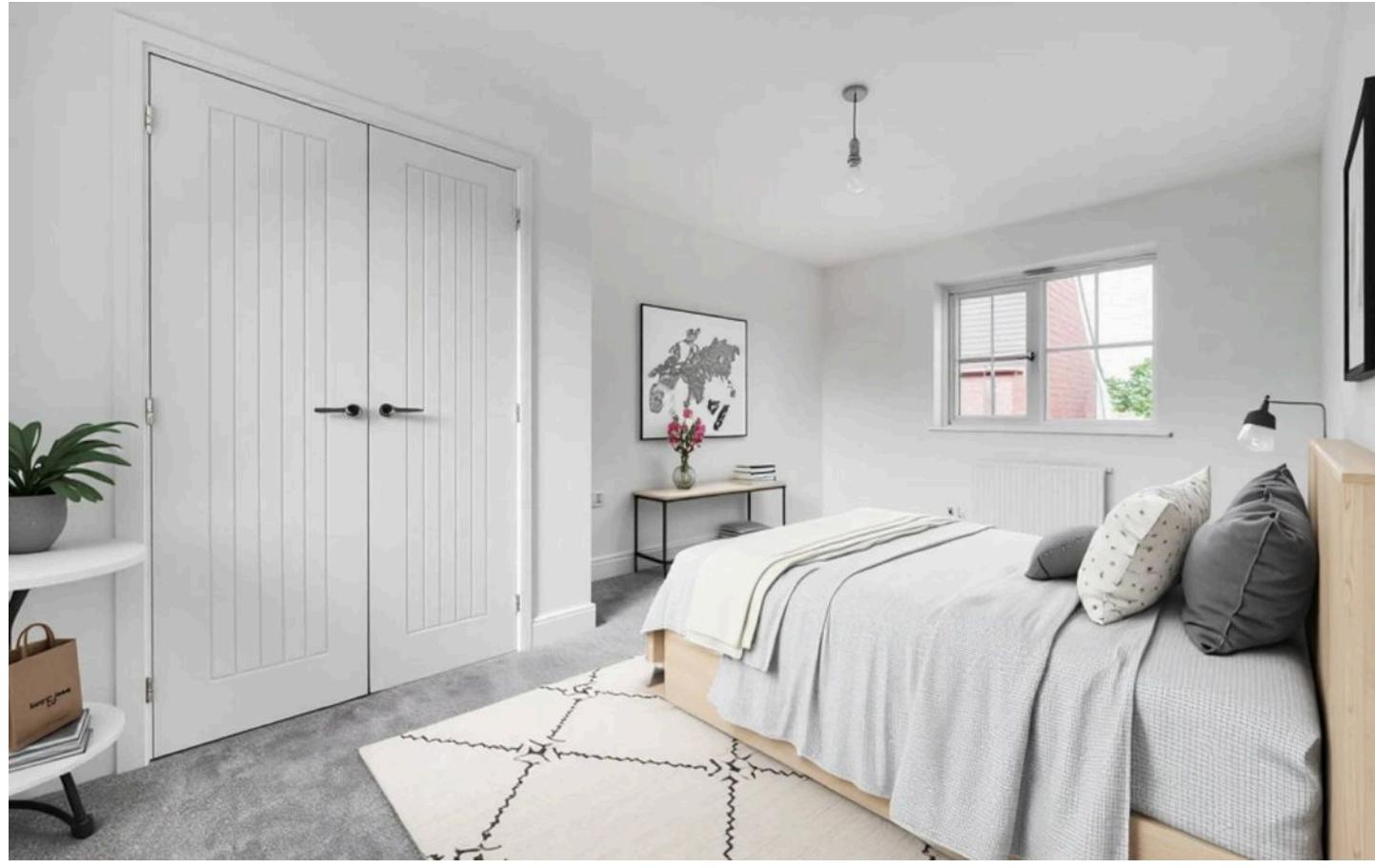
This beautifully presented four-bedroom, two-bathroom detached home offers the perfect blend of modern comfort, thoughtful design, and everyday convenience. With approximately 1,614 sq ft of living space including the garage, this south-facing property has been built to a high specification by a reputable developer, and is offered completely turn-key and chain-free, ready for you to move straight in and start enjoying.

Inside, the open-plan kitchen and family area is the true heart of the home. The stylish kitchen comes complete with integrated appliances and a breakfast bar, creating a sociable space ideal for family life or entertaining. There's plenty of room for a dining table and a sofa, making it a flexible space that can adapt to your needs.

French doors open directly onto the garden, allowing natural light to flood in and creating a seamless indoor-outdoor flow—perfect for summer gatherings or keeping an eye on children playing outside.

A dual-aspect lounge, also with French doors to the garden, provides a spacious and welcoming place to relax, while the separate dining room offers versatility, ideal as a formal dining space, home office, playroom, or TV room.

There's also a practical cloakroom/utility area for laundry and everyday convenience.



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Upstairs, all four bedrooms are generous doubles, each featuring built-in storage, ensuring space and organisation for every member of the family.

The family bathroom includes a high-quality finishes for added practicality and the property comes with flooring throughout, so there's nothing left to do but unpack.

Outside, the home benefits from a single garage and driveway parking for two vehicles, including EV charging capability.

The garden enjoys plenty of sunlight throughout the day, an inviting space for relaxing or entertaining outdoors.

Positioned in a quiet, well-established area, this property offers an appealing sense of peace and privacy while remaining easily accessible to local amenities, schools, and transport links.

With its combination of space, quality, and style, this exceptional home is perfectly suited for modern family living, a place where you can truly settle and thrive.

## Agents Note

Sold Freehold

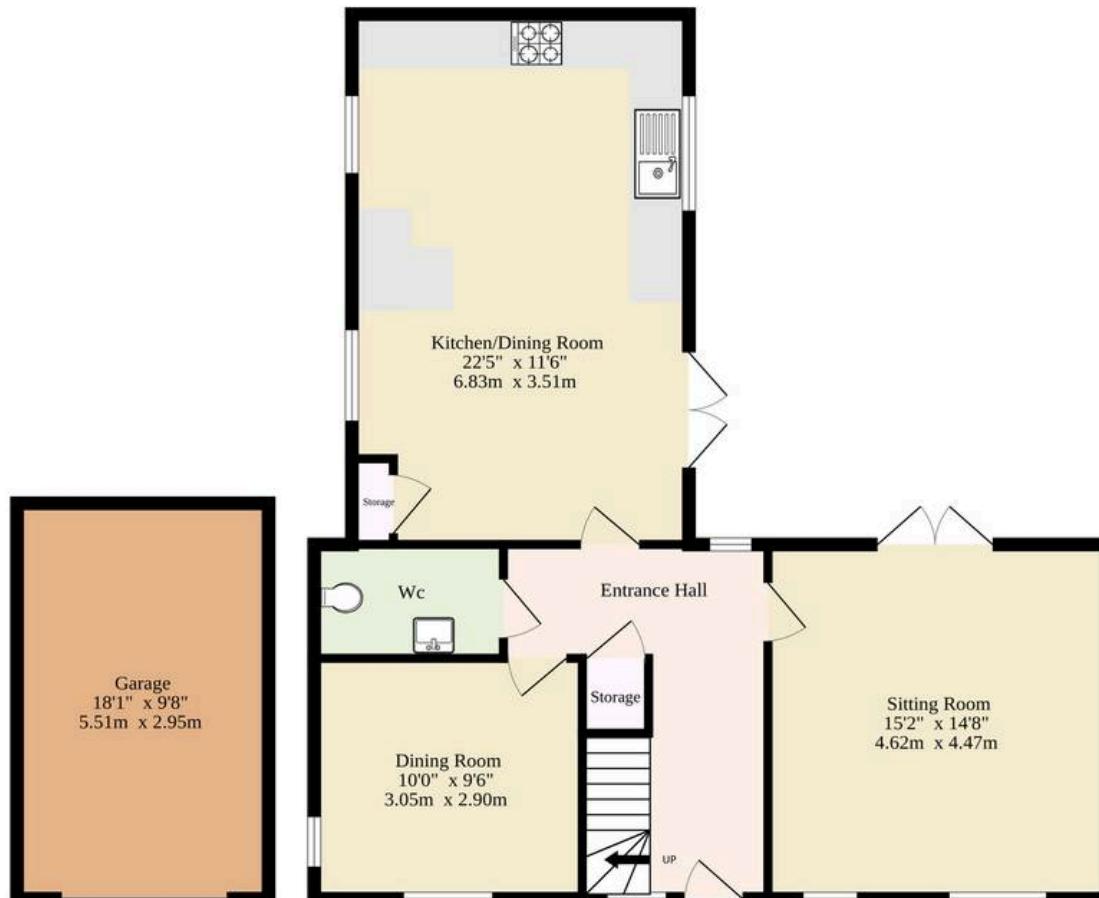
Connected to all mains services.

**Please note:** As this is a new build property, the council tax banding has not yet been confirmed. We are also unable to confirm at this stage whether any maintenance or estate charges will apply. Prospective buyers are advised to make their own enquiries prior to proceeding.

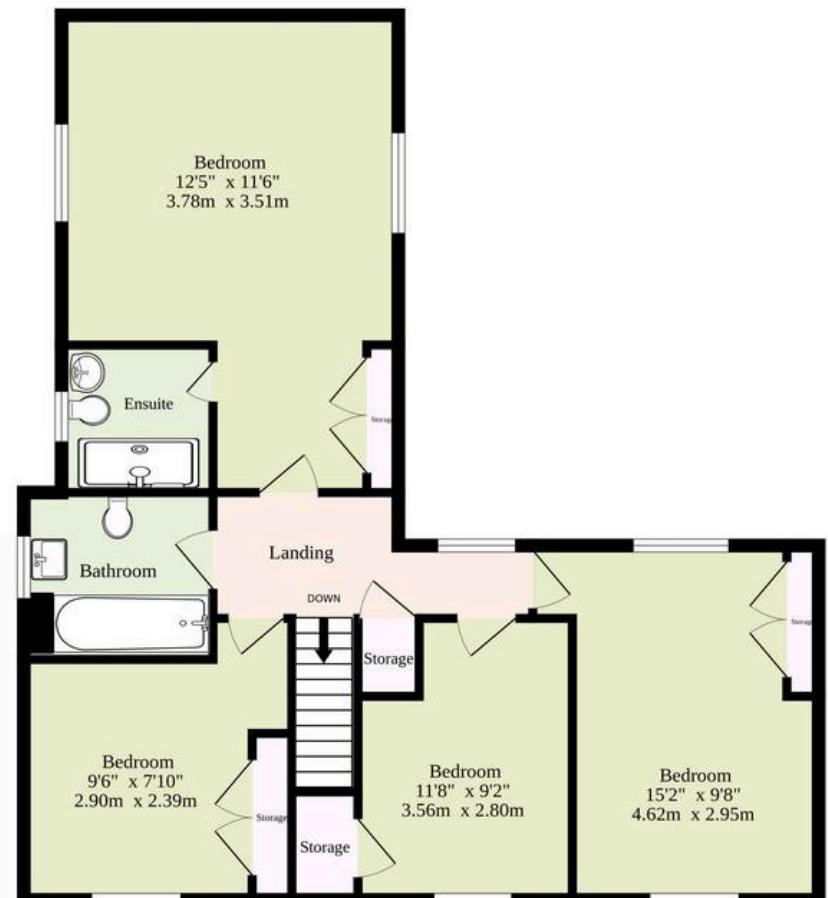
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We strongly recommend arranging a viewing to fully appreciate the space and its features in person.



**Ground Floor**  
915 sq.ft. (85.0 sq.m.) approx.



**1st Floor**  
699 sq.ft. (64.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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## Minors & Brady

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