



50 Andrew Goodall Close, Dereham

Dereham



Guide Price £260,000  
Minors & Brady



## 50 Andrew Goodall Close

Dereham, Dereham

Guide Price: £260,000 - £280,000. Located in the heart of a thriving Norfolk market town, this well-presented 4-bedroom detached house offers a prime residential opportunity.

- Well-presented detached family home
- Spacious accommodation throughout
- Modern kitchen with sleek finishes
- Open-plan lounge/dining room
- Four bedrooms and separate office
- Sunlit conservatory
- Beautiful field views from property
- Off-road parking available with driveway and garage
- The property benefits from easy access to amenities and superb transport links, with quick access to the A47



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## 50 Andrew Goodall Close

Dereham, Dereham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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# 50 Andrew Goodall Close

Dereham, Dereham

Guide Price: £260,000 - £280,000. Located in the heart of a thriving Norfolk market town, this well-presented 4-bedroom detached house offers a prime residential opportunity set within a sought-after community. Boasting spacious accommodation throughout, this family home enjoys a convenient position with excellent access to amenities and superb transport links, including quick access to the A47.

## Location

Nestled in a peaceful cul-de-sac, Andrew Goodall Close offers a prime location within this thriving Norfolk market town. Dereham provides an excellent blend of rural charm and modern convenience, with a variety of local amenities, including independent shops, supermarkets, cafes, and restaurants, all within easy reach. The property benefits from superb transport links, with quick access to the A47, connecting you to Norwich, King's Lynn, and beyond. Families will appreciate the selection of well-regarded schools nearby, while outdoor enthusiasts can explore the beautiful surrounding countryside and green spaces such as Neatherd Moor. Whether you're seeking a vibrant community or tranquil living, this location delivers the best of both worlds.

## Andrew Goodall Close

Upon entering the property, you are greeted by a welcoming hallway, leading to a modern kitchen with sleek finishes to the right, featuring ample cupboard space and a side door for easy access to the outside. To the left, a WC offers convenience for guests. Continuing through, the open-plan lounge and dining room provide a bright and airy living space perfect for entertaining. Adjoining the lounge is a sunlit conservatory, offering an additional area to relax and enjoy the views of the beautiful surrounding fields.

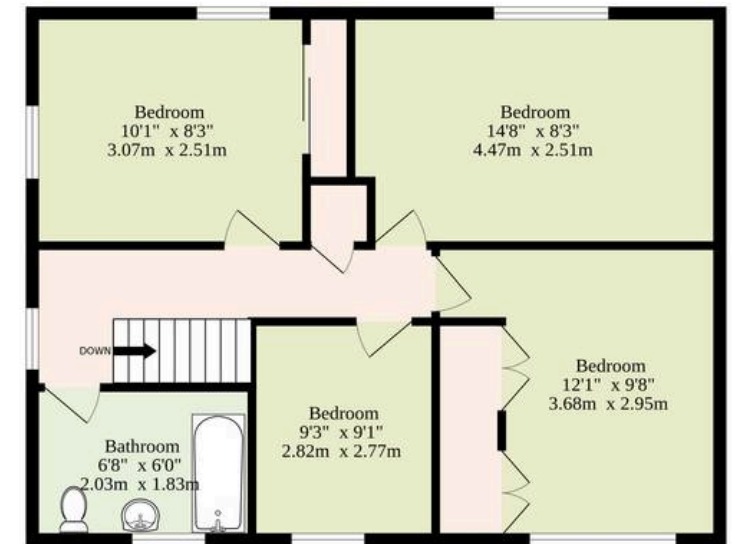
This property also benefits from a separate home office on the



Ground Floor  
748 sq.ft. (69.5 sq.m.) approx.



1st Floor  
547 sq.ft. (50.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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