



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



M&B



M&B

50 Andrew Goodall Close

Dereham, Dereham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



M&B

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

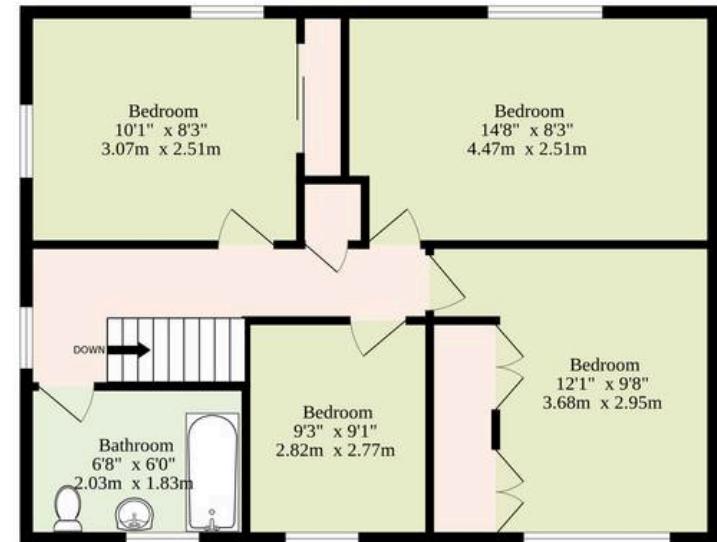
Upon entering the property, you are greeted by a welcoming hallway, leading to a modern kitchen with sleek finishes to the right, featuring ample cupboard space and a side door for easy access to the outside. To the left, a WC offers convenience for guests. Continuing through, the open-plan lounge and 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.



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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Callum*
Senior Property Consultant



Meet *Ayesgul*
Aftersales Progressor



Meet *Marlo*
Senior Property Valuer

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Norfolk Mortgages.

How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk