



3 Spruce Way, Dereham

Dereham



Minors & Brady

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Dereham, Dereham

A home that instantly stands out for its scale, finish and thoughtful design, this brand new five-bedroom detached townhouse brings modern family living to a higher level. Set within a well-regarded Taylor Wimpey development close to green space and local amenities, it offers three generous floors shaped around comfort and style. A full-width kitchen and dining room form an impressive centrepiece with integrated appliances and Karndean flooring, opening to the garden through two sets of French doors and flowing into a spacious lounge through elegant double doors. A dedicated study adds valuable versatility, while a refined main suite provides a dressing area, walk-in wardrobes and a private en suite. Everyday life is supported by a family bathroom, an additional shower room and a combined WC and utility with contemporary fittings. Quality touches continue with Apollo Plus carpets and vinyl in bathrooms. Outdoors, a south-facing garden sits enclosed and ready to enjoy, paired with driveway parking for two cars and a single garage with power and lighting, creating a complete offering for those seeking space, comfort and a polished modern setting.

Location

Spruce Way sits in a convenient part of Dereham with easy access to everyday amenities. Nearby, you will find supermarkets, schools, medical services, cafés, and local shops, giving you plenty of choice close to home. Queens Road and the wider town centre sit within comfortable reach, offering leisure facilities, eateries, and green spaces for a relaxed time out. Travel is simple with regular bus routes into Norwich and surrounding villages, plus straightforward links to the A47 for wider journeys. The area offers a calm residential setting with pathways that connect easily to local parks. Families benefit from several well-regarded schools in the surrounding streets. Daily errands are quick and simple due to the range of nearby services. This part of Dereham gives you a setting that supports both day-to-day convenience and easy access to the wider region.

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Stepping inside, an entrance hall sets the tone with fitted carpet and useful storage, while stairs rise to upper floors. A lounge offers a bright and comfortable setting with a front-facing window, carpet underfoot and double doors opening through to the kitchen and dining area. Space feels clean and modern with fresh white walls and soft neutral flooring. A study with a front aspect window provides space for home working or a quiet reading area.

Flow continues into a full-width kitchen and dining room, which forms an everyday living hub. Karndean flooring runs throughout, and natural light fills the space through a wide rear window and twin sets of French doors that lead out to the garden. Modern units shown in photos feature soft grey Shaker-style doors with chrome handles and warm wood effect work surfaces with matching upstands. Integrated appliances include fridge freezer, dishwasher, eye-level electric double oven and five-burner gas hob set beneath extractor hood and splashback. Photos confirm a clear glass splashback behind the hob and a stainless steel sink with a drainer beneath the rear window. Plinth lighting adds a subtle touch, while layout offers generous storage across base and wall cabinets. A cupboard houses a boiler with another cupboard beneath the stairs.

A combined WC and utility space includes an integrated washing machine, a vanity unit with an inset basin set into an extended wood-effect worktop, a low-level WC, an extractor, a radiator and matching Karndean flooring. Photos show a run of built-in cupboards matching kitchen cabinetry with open shelving for practical use.



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The first floor provides spacious accommodation. A generous main suite sits at the front with fitted carpet, two walk-in wardrobes and a dressing area leading into an en suite. The en suite contains a walk-in shower cubicle with full height modern grey tiling, pedestal basin, WC, tiled splashbacks, wood effect flooring, radiator and obscure rear window. Two further rooms sit on this level, both finished with carpet and served by a family bathroom. Family bathroom includes bath with shower over and glass screen, pedestal basin, WC, part tiled walls in a stone effect finish, wood effect vinyl flooring, radiator and obscure window. Photos show clean lines with contemporary fittings.

The second floor offers a private upper level with two well-proportioned rooms, each finished with fitted carpet, front-facing windows and additional Velux in the larger room. Shower room includes a walk-in shower cubicle with full height tiling, a pedestal basin with tiled splashbacks, WC, wood effect flooring, radiator and Velux window. Images confirm a bright space with neutral finishes.

Outside, a landscaped frontage features established planting with woodchips and lawn framing a paved path to the entrance. Driveway runs alongside the side of the house and leads to a single garage with power, lighting and an up-and-over door. The rear garden is fully enclosed and laid mainly to turf with a patio area for seating and gated side access.

Agents notes

Sold freehold

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

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Ground Floor
916 sq.ft. (85.1 sq.m.) approx.



1st Floor
621 sq.ft. (57.7 sq.m.) approx.



2nd Floor
396 sq.ft. (36.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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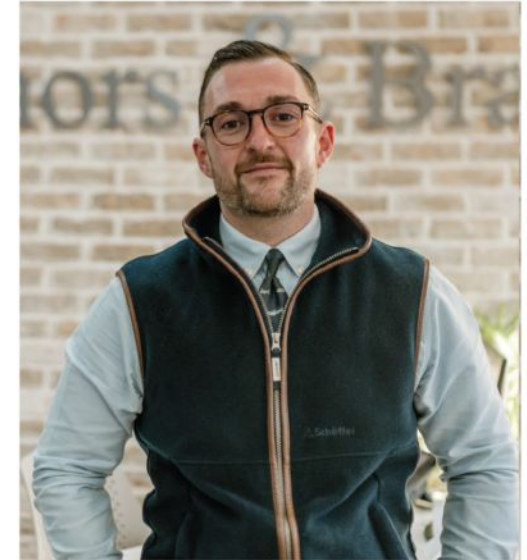
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