



12 Middlemarch Road, Dereham
Dereham

Minors & Brady



12 Middlemarch Road

Dereham, Dereham

Recently renovated throughout and beautifully presented, this detached chalet bungalow offers a well-arranged and flexible home suited to modern living. A spacious and light-filled lounge sits alongside a stylish kitchen-diner fitted with quartz worktops, integrated appliances, and a central island, providing practical space for both everyday use and entertaining. The layout is supported by a utility room and two shower rooms, along with four well-proportioned bedrooms across the first floor, including generous doubles with built-in wardrobes, allowing the accommodation to adapt easily to a range of needs. Outside, the enclosed garden offers space to relax and enjoy, while off-road parking and an integral garage add further convenience. The position allows for straightforward access to Norwich, surrounding towns, and key routes across Norfolk, making the property well-suited to both daily life and wider travel.

Location

Middlemarch Road is set within a well-established residential area on the edge of Dereham, offering convenient access to everyday amenities while remaining comfortably placed away from the town centre bustle. The nearby market town of Dereham provides a wide range of supermarkets, independent shops, cafés, leisure facilities and schooling for all ages, along with regular bus services and road links connecting to Norwich, Swaffham and surrounding villages. The area also benefits from access to local healthcare services, sports facilities and green open spaces, with the A47 nearby providing onward routes across Norfolk for commuting and travel.



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Entering the property through the front door leads to a welcoming entrance hall finished with tiled flooring that continues through the main living areas. The space feels light and well-ordered, with stairs rising to the first floor and access into the principal ground-floor rooms.

The main reception space is arranged as a comfortable lounge with carpeted flooring, a large window fitted with internal blinds, and clean neutral décor that allows the proportions of the room to stand out. A feature log burner provides a focal point within the room, while French doors open directly onto the garden, creating a natural connection between indoor and outdoor living. This room connects naturally through to the rest of the house, creating a sense of flow ideal for everyday living.

The house opens into a spacious kitchen-diner that forms the centrepiece of the home. The kitchen is fitted with a full range of modern units with integrated appliances, including eye-level ovens, a hob set into the work surface, and additional integrated storage throughout. Quartz worktops are fitted throughout the kitchen, paired with coordinating splashbacks and tiled flooring underfoot. A large central island provides further preparation space and storage, while also creating a natural divide between cooking and dining zones. Recessed ceiling lighting runs through the space, complemented by pendant lighting positioned above the island. French doors allow strong natural light into the room and provide easy access outside.

Off the kitchen is a utility room fitted with worktop space and tiled flooring for practicality, with plumbing in place, which in turn provides access to a modern shower room fitted with a walk-in glass shower enclosure, wash basin, and WC.



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Completing this floor is a family shower room, fitted with a walk-in glass shower enclosure, contemporary sanitaryware, a wash basin with storage below, WC, wall tiling in clean neutral tones, and tiled flooring underfoot, with a window providing natural light and ventilation.

Stairs rise to the first-floor landing, which provides access to four spacious bedrooms. Two of the bedrooms are generous doubles, both benefiting from built-in wardrobes, while the remaining bedrooms are well-proportioned and suitable for family use, guest accommodation, or home working.

Outside, the garden is fully enclosed and arranged with a large paved seating area directly off the house, leading onto an expansive lawn. The garden offers a strong sense of space and privacy, with fencing to the boundaries and room for a variety of uses. A detached garden building is positioned at the far end of the garden, offering a versatile additional space suitable for hobbies or home working, subject to individual requirements.

The property features a generous brick weave driveway providing ample off-road parking, alongside an integral garage with an up-and-over door. The frontage is set back from the road with a lawned area and established boundary planting, giving the property a strong and well-balanced first impression.

Agents notes

Sold freehold, connected to all main services.

Gas Central Heating

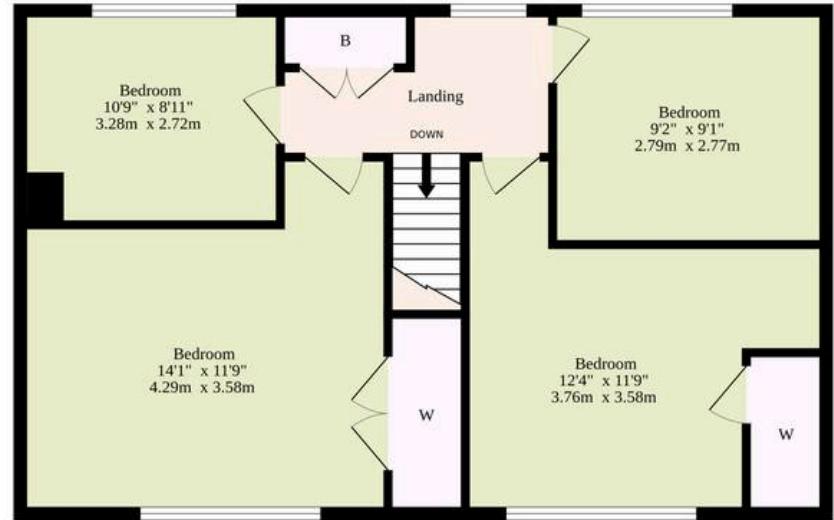
Council Tax Band- D



Ground Floor
798 sq.ft. (74.1 sq.m.) approx.



1st Floor
589 sq.ft. (54.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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