



76 Boyd Avenue, Dereham
Dereham



Guide Price £300,000
Minors & Brady

76 Boyd Avenue

Dereham, Dereham

Guide Price: £300,000 - £325,000. This fully renovated bungalow in Dereham, with everything brand new, offers a seamless modern living experience. The stylish kitchen, featuring an on-trend green design and fully integrated appliances, flows seamlessly into a bright, open-plan living and dining space with bi-fold doors and garden views. Three well-proportioned bedrooms, including a master with en-suite, are complemented by a sleek additional shower room for convenience. Outside, the wrap-around garden provides privacy and endless potential for personalisation, while off-road parking and a garage add practicality. Move-in ready, this exceptional home combines contemporary comfort with space to create your perfect outdoor setting.

- Guide Price: £300,000 - £325,000
- Move-in ready interior with a contemporary and cohesive design
- Off-road parking for multiple vehicles alongside a convenient garage
- No overlooking neighbours for a peaceful and exclusive outdoor space
- Wrap-around garden offering privacy and ample potential for customisation
- Fully renovated throughout with new heating, plumbing, electrics, windows, and flooring
- Stylish kitchen with an on-trend green design and integrated appliances
- Bright and spacious open-plan living and dining area with triple-aspect views
- Three generously sized bedrooms, including a master with en-suite shower room

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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The Location

Boyd Avenue in the thriving market town of Dereham offers an outstanding location that balances convenience and accessibility. Just a short walk away, residents can access popular stores such as Lidl and Tesco Extra, simplifying grocery shopping and daily errands. The area also boasts a selection of dining options, from fast-food outlets to sit-down restaurants, catering to every craving. For those needing to commute, the nearby A47 provides seamless connections to surrounding towns and cities, making travel stress-free.

Dereham's bustling town centre is only a short distance from Boyd Avenue, offering a wide range of amenities to suit every lifestyle. Families will benefit from the proximity to reputable local schools, while leisure facilities in the area provide activities for all ages. The town features a mix of independent cafes and well-known coffee spots like Starbucks and Costa, all conveniently located close together. Entertainment options are just as varied, with venues such as Wetherspoons and other local pubs and restaurants providing ideal spots to relax and socialise.



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Ground Floor
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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