



18 Bramley Road, Dereham

Offers in Region of £550,000

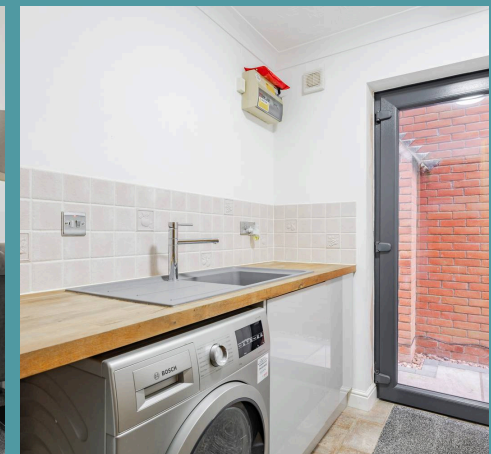
# 18 Bramley Road

Dereham, Dereham

No detail has been overlooked in the complete renovation of this stunning four-bedroom family home, offering high-spec features and modern upgrades throughout. From the brand-new windows and doors to the advanced Hive heating controls, every aspect has been thoughtfully designed to enhance your living experience. The spacious, light-filled rooms, including a newly converted garden room and high-end kitchen with bi-fold doors, create a perfect balance of functionality and style. With a low-maintenance garden, ample storage and the option to move in chain-free, this home offers an exceptional living opportunity for any family.

## The Location

Within a short distance to the town centre and a country park, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





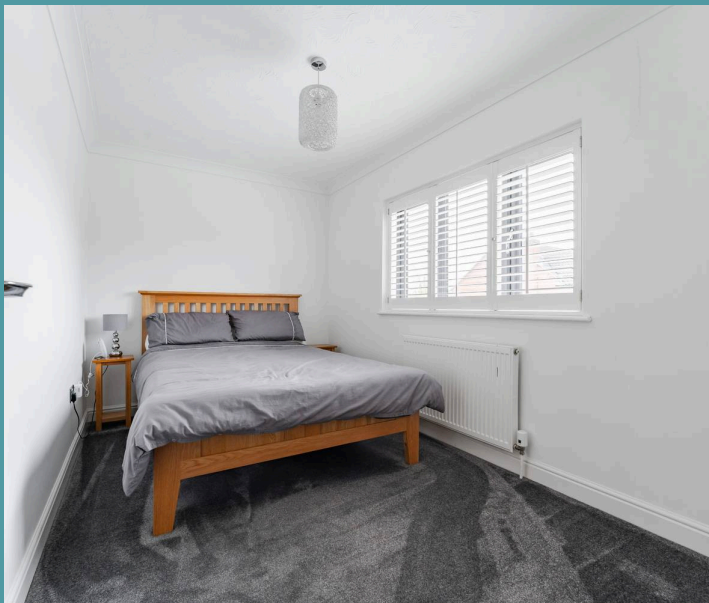
## 18 Bramley Road

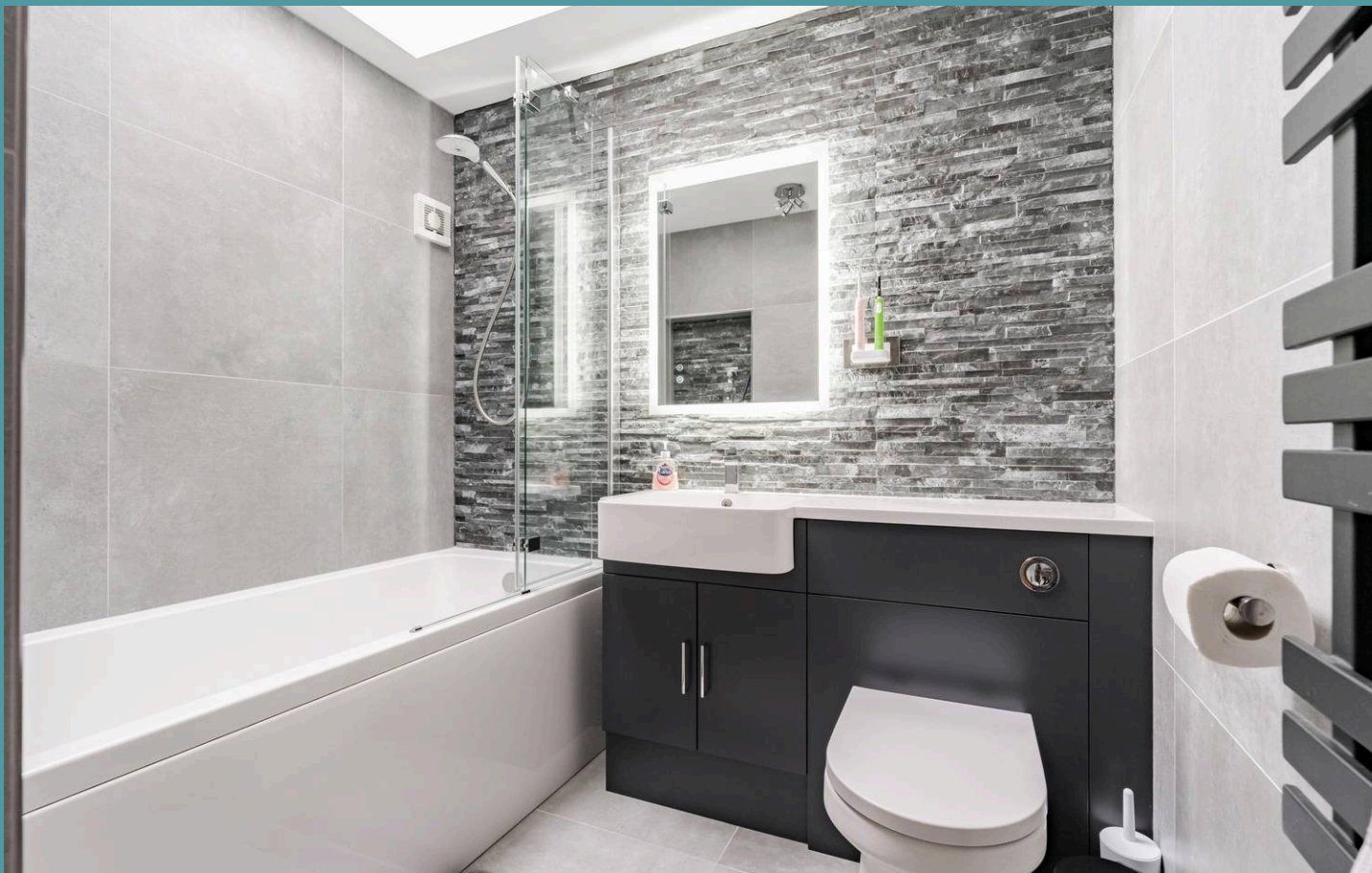
Dereham

### Bramley Road

This completely renovated four-bedroom family home is presented in pristine, turn-key condition, offering high-spec features throughout and a wealth of modern upgrades designed to enhance your living experience. From the brand-new windows and doors to the water softener and high-pressure system, no detail has been overlooked. Hive heating controls provide ultimate convenience, while the property has also been wired for fibre-optic broadband to support remote work. The moment you step into the entrance lobby, you'll be greeted by an inviting hallway that leads to multiple reception rooms.

The spacious lounge, perfect for relaxing, opens up into a newly converted garden room. This versatile space, complete with bi-fold doors and Velux windows, creates a seamless extension of the living area, bringing natural light into the home and offering an ideal spot for family gatherings. A dedicated study makes working from home effortless, while the convenient WC and utility room ensure practicality. At the heart of the home, the high-spec kitchen boasts sleek granite surfaces, quality appliances, plinth lighting and ample natural light, with bi-fold doors opening onto the garden, making this space perfect for entertaining.





## 18 Bramley Road

Dereham

The upper floor of the home houses four generously sized bedrooms, including a master suite with a newly installed ensuite for added comfort. The also new family bathroom serves the remaining rooms, all of which offer plenty of space and light, catering to your family's needs. Outside, the non-overlooked garden offers a low-maintenance setting with artificial turf and terraced areas, providing plenty of room for arranging outdoor furniture and creating a relaxing environment.

To the front, the property benefits from a brickweave driveway and a large double garage, providing ample space for additional storage or parking. With the added benefit of being sold chain-free if needed, this home represents a rare opportunity to move into a fully upgraded, modern family space where every detail has been carefully considered.

**Agents Note**

Sold Freehold

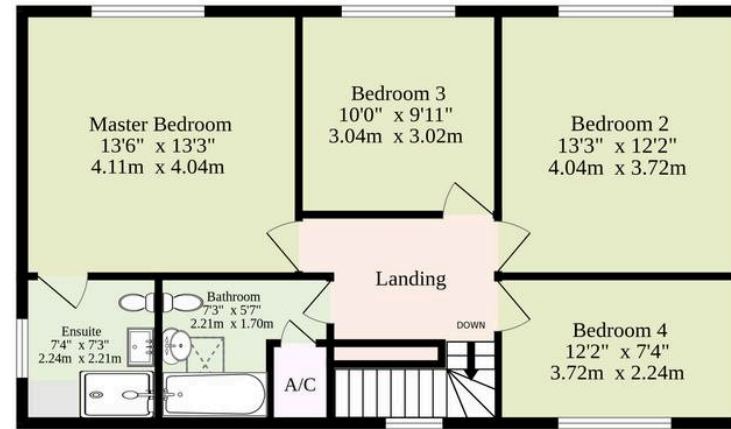
Connected to all mains services.



**Ground Floor**  
1253 sq.ft. (116.4 sq.m.) approx.



**1st Floor**  
680 sq.ft. (63.2 sq.m.) approx.



**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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