



## 14 Stone Road, Dereham

£300,000 Freehold

This characterful cottage offers generous living space, including a fully converted detached annex-style garage with a kitchenette, living area and shower room—perfect for guests or extended family. The open-plan living and dining area features exposed brick, wooden accents, a striking staircase and a gas stove. A lengthy, private rear garden provides excellent outdoor space, while the rustic kitchen boasts exposed beamwork, wooden cabinetry, and brushed chrome fixtures. With off-road parking under a carport and strong transport links, this well-connected home combines charm with practicality.

Council Tax band: B

Tenure: Freehold



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**The Location**

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is just over 1 mile from the town. Dereham itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and



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### Stone Road

This characterful cottage offers the perfect balance of charm and convenience, set in a well-connected location with excellent amenities and transport links nearby. Stepping through the welcoming porch, you are immediately drawn into a beautifully open living and dining space, where wooden and exposed brick accents bring warmth and personality. A gas stove creates a cosy focal point, while the staircase, with its unique design, adds a feature to the room.

The kitchen embraces the cottage's rustic charm with exposed beamwork and classic wooden cabinetry, offering ample storage to keep everything neatly tucked away. Brushed chrome fixtures provide a subtle modern touch, blending seamlessly with the traditional elements. This is a practical and inviting space, perfect for preparing meals while still feeling connected to the main living areas.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, all serviced by a simple yet functional three-piece bathroom. The layout offers versatility,

To the rear, a truly impressive garden plot stretches a remarkable length, providing a fantastic level of privacy with no overlooking neighbours. This expansive outdoor space is a rare find, offering plenty of potential for relaxation,



Ground Floor  
629 sq.ft. (58.4 sq.m.) approx.



1st Floor  
398 sq.ft. (37.0 sq.m.) approx.



Including Annex  
TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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