



14 Attlee Way, Dereham

Guide Price £220,000

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Guide Price : £220,000 - £240,000. This delightful semi-detached house in the market town of Dereham presents a wonderful opportunity for those seeking a new home or investment venture. Offered to the market chain-free, this property boasts a fresh and modern ambience throughout, perfect for buyers looking to make their mark in a desirable location. It ticks all the boxes with its brand-new kitchen, light-filled living areas, three bedrooms, well-maintained garden, and proximity to local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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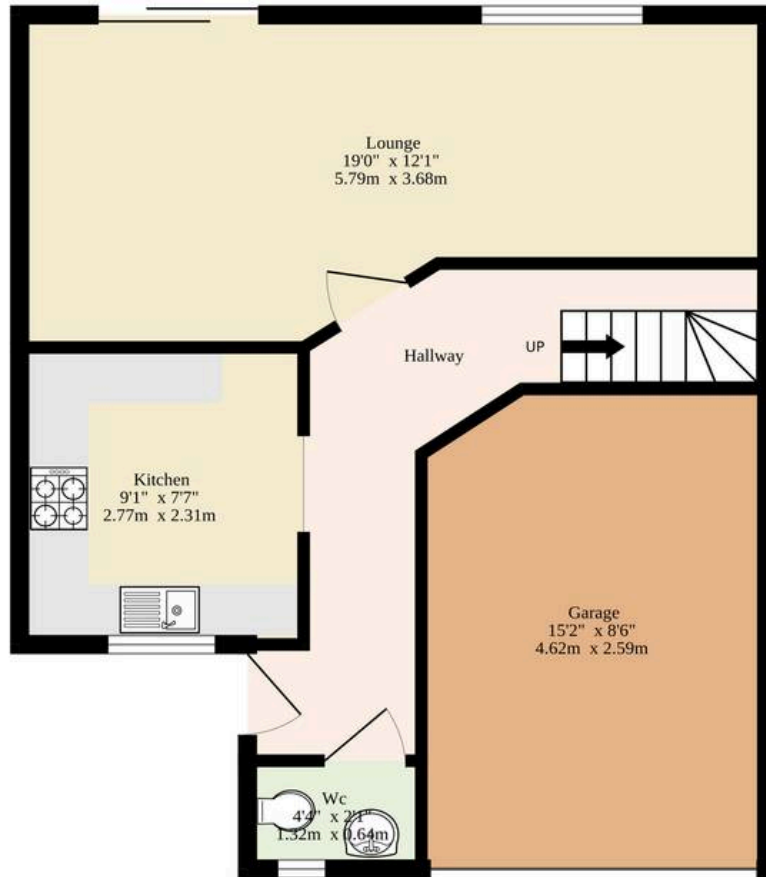
Location

Dereham is a charming market town located in the heart of Norfolk. Positioned approximately 15 miles west of the city of Norwich, Dereham serves as a hub for the surrounding rural communities. Its picturesque streets are lined with historic buildings, including the 13th-century St. Nicholas' Church and the Dereham Windmill, which reflects the town's agricultural heritage. Dereham offers a blend of traditional charm and modern amenities, making it a welcoming place for both residents and visitors. The town is well-connected by road, with the A47 providing easy access to Norwich and King's Lynn, and it features a variety of shops, cafes, and local businesses, contributing to a vibrant community atmosphere. Additionally, the Mid-Norfolk Railway, a heritage railway line, runs through Dereham, offering scenic journeys through the Norfolk countryside, further enhancing the town's appeal.

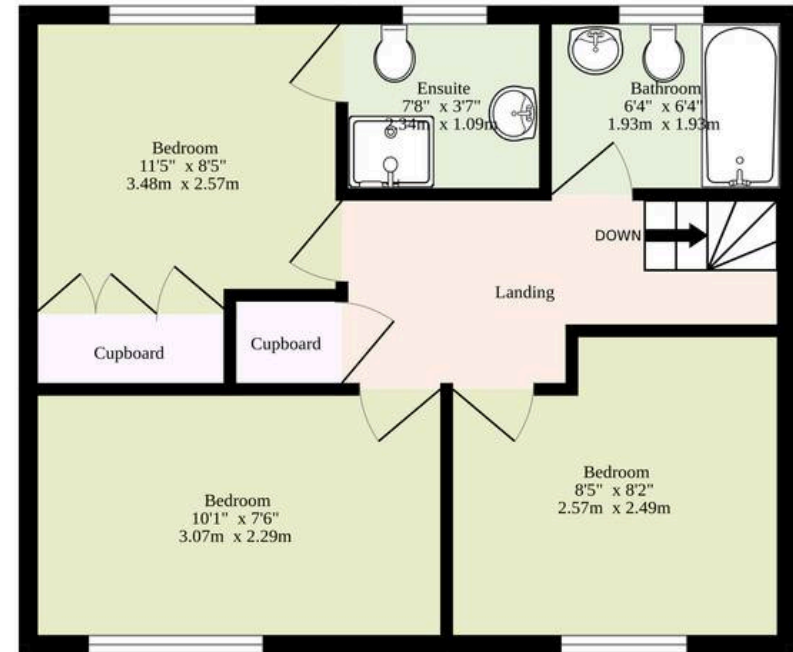
Attlee Way



Ground Floor
440 sq.ft. (40.9 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



Sqft Excluding Hallways, Including Garage

TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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