



24 Hornbeam Drive, Dereham

£270,000 Freehold

Situated in the sought-after Etling Grove development in Dereham, this exceptional three-bedroom semi-detached townhouse presents an exciting opportunity for those seeking a modern and well-appointed residence with a seamless move-in experience, as it is being offered with no onward chain. The community is known for its well-crafted homes built by Taylor Wimpey, which harmoniously blend with the surroundings and offer a sense of belonging and community spirit. The traditional allure of the neighbourhood, coupled with its proximity to local amenities and excellent transport links, makes this property an idyllic choice for discerning buyers looking to embrace a high-quality lifestyle in a vibrant residential setting.

Location

Located in the charming market town of Dereham, Hornbeam Drive offers a perfect blend of convenience and tranquillity. Situated in a sought-after residential area, this home benefits from easy access to local amenities, including supermarkets, cafes, and well-regarded schools. Dereham town centre is just a short distance away, providing a variety of shops, restaurants, and leisure facilities. For outdoor enthusiasts, nearby parks and green spaces offer excellent walking and recreational opportunities. With excellent transport links, including access to the A47 for commuting to Norwich and beyond, this location is ideal for families, professionals, and retirees alike.



Hornbeam Drive

Upon entering this bespoke property, residents are welcomed into an inviting abode spread across three well-designed floors. The ground floor boasts a spacious lounge area, ideal for both relaxation and entertainment, while the fully fitted kitchen exudes a contemporary charm with its modern fixtures and ample space for daily living.



Completing the ground floor is a convenient downstairs cloakroom, adding to the practicality of the home.

Ascending to the first floor reveals two generously proportioned bedrooms that share a family bathroom adorned with contemporary fixtures and finishes. The property continues to impress on the second floor, where a spacious third bedroom awaits, offering versatility and functionality to accommodate various lifestyle needs.

Externally, the property features an enclosed rear garden that is both spacious and easily maintainable, providing a private oasis for outdoor activities and relaxation. Accessible from the dining area, the garden seamlessly integrates indoor-outdoor living, making it perfect for hosting summer gatherings or enjoying peaceful moments in the fresh air. Additionally, off-road parking is available with a driveway at the front of the property, ensuring convenience and ease of access for residents and visitors alike.

Council Tax band: C

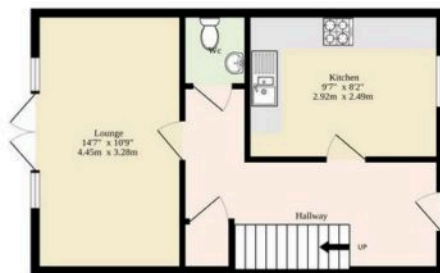
Tenure: Freehold

EPC Energy Efficiency Rating: B

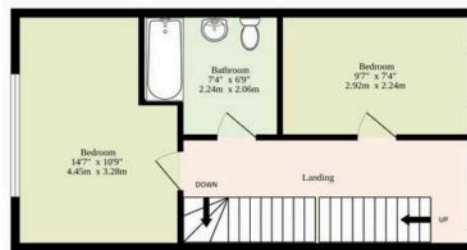
EPC Environmental Impact Rating: B



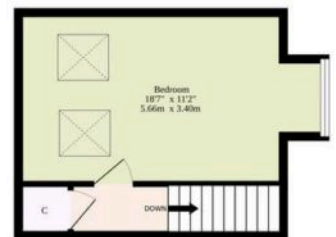
Ground Floor
338 sq.ft. (31.4 sq.m.) approx.



1st Floor
387 sq.ft. (35.9 sq.m.) approx.



2nd Floor
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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