



52 Wavell Road, Dereham

Dereham



Guide Price £300,000
Minors & Brady

52 Wavell Road

Dereham, Dereham

Guide Price £300,000-£325,000. This recently refurbished four-bedroom detached home offers spacious living across two floors, with modern fittings and a practical layout. The ground floor includes a lounge and dining area, a separate reception room, a contemporary kitchen, and a convenient WC. Upstairs, the master bedroom features built-in wardrobes and a private ensuite, alongside three further bedrooms and a family bathroom. Outside, the property has an enclosed rear garden, a front driveway, and a garage. Located within walking distance of the town centre, it provides easy access to shops, schools, leisure facilities, and commuter routes. With uPVC double-glazed windows, gas central heating, and strong broadband connectivity, this home is move-in ready for a growing family.

- Guide Price £300,000-£325,000
- Detached four-bedroom family home
- Recently refurbished throughout with new carpets and flooring
- Spacious lounge and dining area
- Separate reception room suitable for a study or home office
- Modern fitted kitchen with space for appliances and rear access
- Master bedroom with built-in wardrobes and ensuite shower room
- Family bathroom with shower over the bath
- Driveway providing off-road parking and garage
- uPVC double-glazed windows, gas central heating, and strong broadband connectivity



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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The Location

Situated within walking distance of the town centre, this property benefits from a convenient and practical location. Daily essentials are just moments away, with supermarkets, local shops, and a pub close by. The town centre itself offers a wide range of amenities, including additional shopping options, pharmacies, a doctor's surgery, and dental practices.

For leisure and entertainment, there is a cinema, bowling alley, and a modern leisure centre, as well as a variety of pubs, restaurants, and cafés.

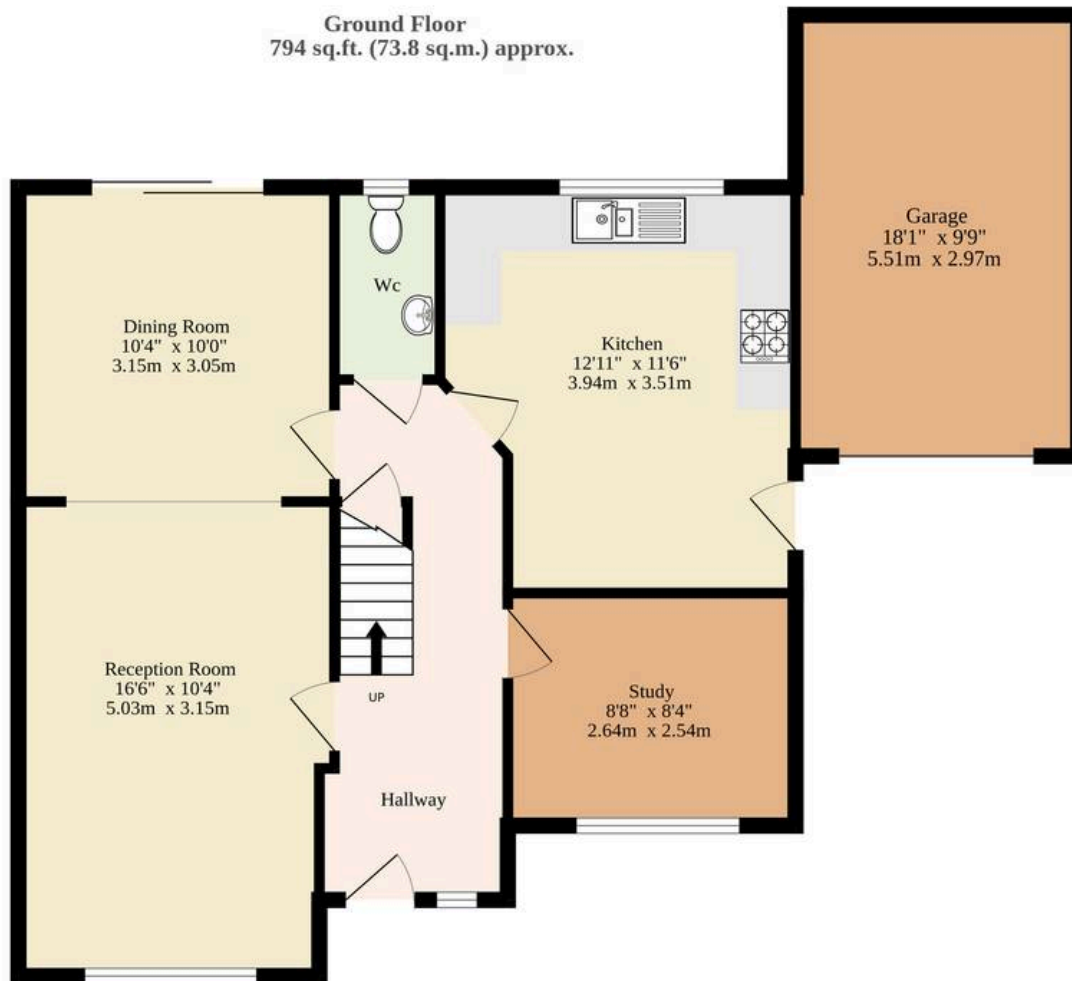
Families will also appreciate the range of schools nearby, catering to all ages. Despite its central convenience, the property is positioned on the edge of town, providing a quieter setting while still keeping everything you need within easy reach.

Commuters benefit from straightforward access to the A47, making travel to surrounding areas quick and convenient.

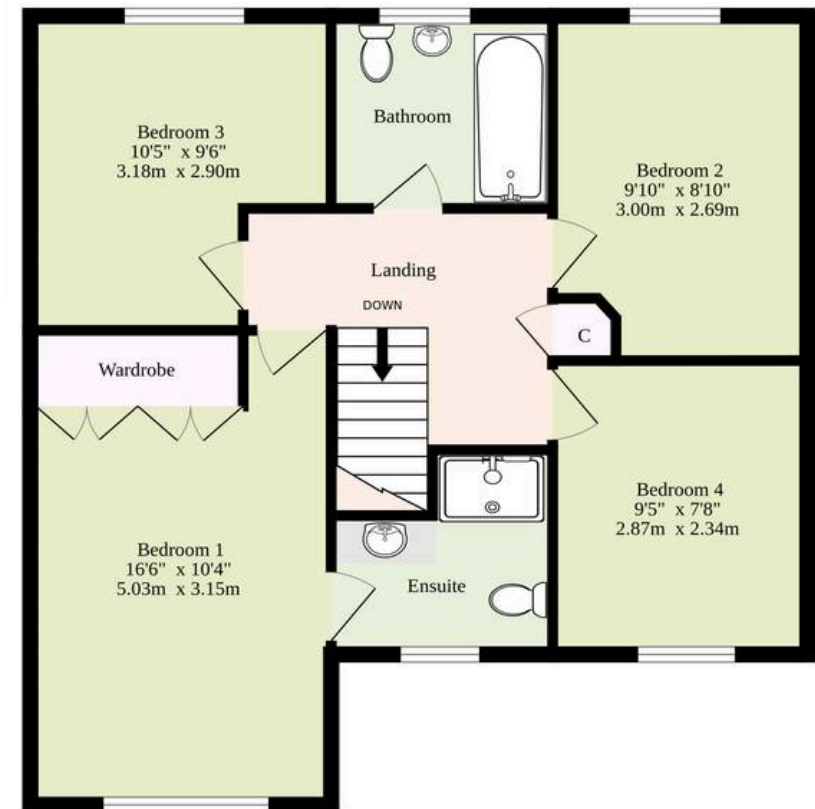
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Ground Floor
794 sq.ft. (73.8 sq.m.) approx.



1st Floor
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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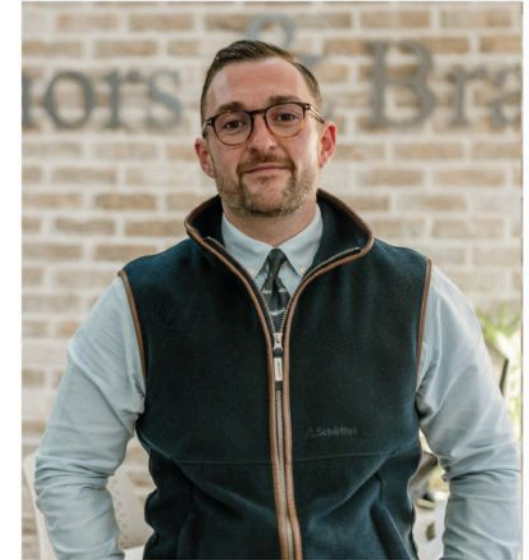
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Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



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