



4 | Old Quarry Court | Dereham | NR19 2TY

£725 PCM

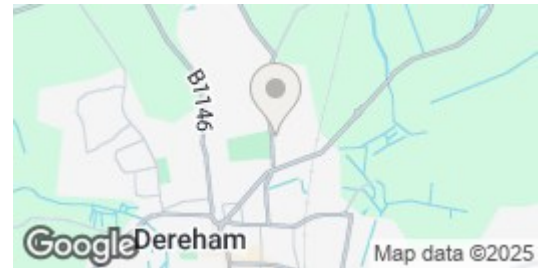
 **BUTTERFLY**   
LETTINGS & PROPERTY MANAGEMENT





Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. The floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 75      | 77        |
| EU Directive 2002/91/EC                     |   |         |           |



## Description

This one-bedroom ground floor apartment offers modern and convenient living within close proximity to the town centre, local amenities, and the A47. The property features a spacious lounge/diner, a contemporary kitchen with integrated oven and hob, and a shower room.

Additional highlights include gas central heating, double glazing, ample storage, and private residents' parking to the rear. With supermarkets and shops nearby, this well-located apartment is available from 22nd August 2025.

## Key features

- 1 bedroom, first floor apartment in a popular market town
- Spacious lounge/diner with adjoining modern kitchen
- Entrance hall leading to the lounge
- Kitchen includes integrated oven and hob
- Shower room located off the hallway
- Gas central heating and double glazing
- Private residents' parking area to the rear
- Close to town centre, supermarkets, and shops
- Conveniently located near road links and amenities
- Available from 22nd August 2025



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.