



## 3 Chestnut Road

Guide Price £370,000 - £390,000

An immaculate detached family home offering spacious accommodation which must be viewed internally! The property is located on the popular Scarning development and is within easy access of amenities and Dereham town centre.

Upon entering the property, you are greeted by a light and welcoming entrance hall which provides access to the downstairs cloakroom and study/playroom. From here you can also access the lounge which has French doors leading to the dining room. The kitchen is open to the utility room which provides access to the rear garden and the double garage.

On the first floor, the main bedroom has fitted wardrobes and an en-suite shower room. In addition there are another three bedrooms together with a family bathroom.

Outside, the property benefits from off road parking on the driveway which leads to the double garage and the rear garden is fully enclosed and laid to lawn with a patio area.

**Services** - Gas central heating. Mains water, drainage, and electricity are connected.



**N.B.** The access road to the property is shared by this property and two others.

### Situation

The property is located approximately 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

### Directions

From Dereham Market Place, pass the war memorial roundabout and join Swaffham Road. Continue into Scarning and take the left hand turning onto Chestnut Road, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0170.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

PARSONS  
COMPANY

Approximate total area<sup>®</sup>

1591.29 ft<sup>2</sup>  
147.84 m<sup>2</sup>

Reduced headroom

12.02 ft<sup>2</sup>  
1.12 m<sup>2</sup>

Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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