



Great Oaks

Guide Price £375,000 - £400,000

Great Oaks is a prominent and established property which has served as a great family home over the years. The property is set in a slightly elevated position within the leafy, non-estate conservation area of Washbridge, which is just a few moments' walk from Dereham town centre.

The house, which has clearly been cherished, now ideally requires some general modernisation of the fittings and decor, however this allows the next lucky owners scope to 'add their mark' to Great Oaks moving forward.

The accommodation, in brief, comprises: a welcoming entrance hallway with staircase and mobility lift, ground floor cloakroom, fitted kitchen/diner, utility with access to garden and both garages, living room to the front with parting doors through to the dining room, along with further sliding door opening to the indoor swimming pool room, which has a vaulted, wood panelled ceiling with sky lights and a wet room.

A light and spacious landing has doors leading to all four bedrooms and a family bathroom.

The secluded rear garden offers a high degree of privacy, whilst boasting quaint views of St Nicholas' church. The garden is mainly laid to lawn, with a circular patio area which is ideal for alfresco dining. There is an array of raised, stocked borders, pond, and a greenhouse useful for home growing.

The property is being sold with no onward chain.

Services - Mains water, drainage, and electricity are connected.



N.B. - The sellers have advised that the central heating system is not in working order.

N.B - The swimming pool requires refurbishment work in order to be operational.

Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

Directions

From Dereham town centre, head along Church Street and at the bottom of the road, next to St Nicholas' Church, turn left and continue past Bishop Bonners Cottage Museum, then take the next right hand turning into Washbridge where the property will be found on the right hand side.

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 AD0183.

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

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Approximate total area^{all}

2331.91 ft²
216.64 m²

Reduced headroom

33.45 ft²
3.11 m²

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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