



3 Yeats Way

Offers Over £200,000

A well presented two-bedroom semi-detached house situated in the popular market town of Dereham.

This property benefits from fully owned solar panels to front and back, plus an electric car charger.

You are greeted with a separate entrance hall, adjacent cloakroom/WC, a fitted kitchen with white goods to remain, a spacious living room with storage cupboard of which is complemented by a conservatory overlooking the garden.

Upstairs are two bedrooms, with bedroom one benefitting from a fitted wardrobe, and a family bathroom suite.

Outside, to the front, is an extended driveway that could potentially park up to three vehicles plus side access.

To the rear, a landscaped garden with laid paid and a raised area with further patio and shingles.

Services

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



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 connections from the town centre connecting the nearby villages.

Directions

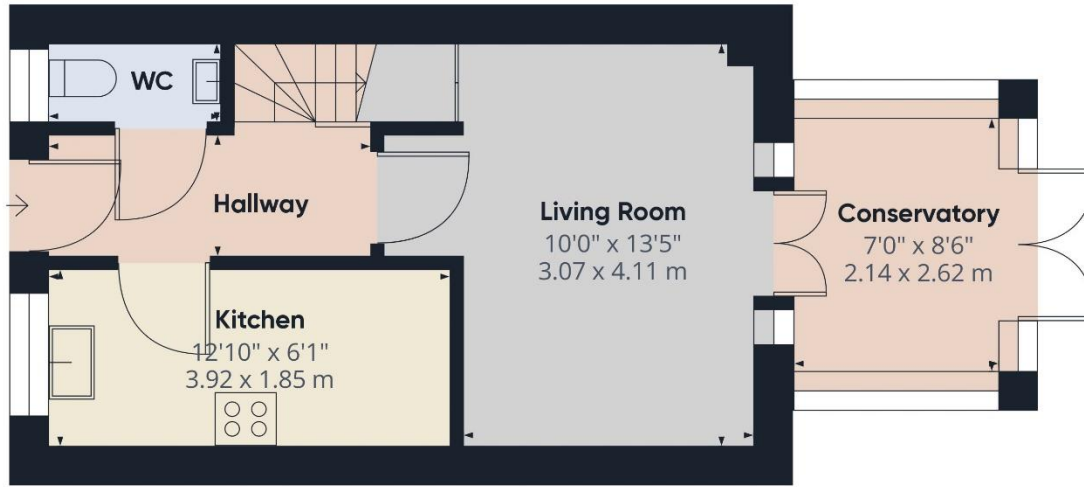
To find the property leave From Dereham Market Place proceed onto Swaffham Road and head past the George Hotel. Take the right hand turning onto Sandy Lane (next to the pedestrian crossing) and follow to the top of hill to turn left onto Wordsworth Drive. Turn right onto Byron Avenue, followed by the first left hand turning onto Yeats Way where the property will be found on the left hand side.

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

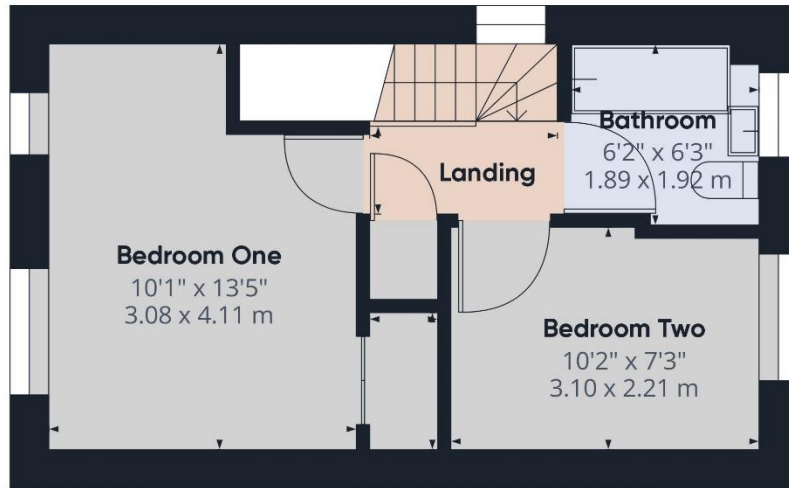
This property is being marketed by our Dereham office and the property reference is AD0216.

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⁽¹⁾
663.04 ft²
61.6 m²

(1) Excluding balconies and terraces

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	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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