



28 Sheddick Court

Offers In Excess Of £485,000

A very well presented four-bedroom detached house situated near the town centre of Dereham. This spacious home is definitely a rare opportunity due to the size and proximity of the property and boasts a separate entrance hall with a glass balustrade staircase with an adjacent ground floor shower room. You will also find an entry leading to bedroom four with fitted wardrobes, this area with a little work could be made into a bedroom with en-suite providing multi-generation living.

You are also welcomed by a cosy living room with log burner and custom window shutters, this room also benefits with double doors to a garden room with a vaulted ceiling providing an additional living space with views over the garden. Further on, there is a modern fitted kitchen suite with plenty of base and eye level units and range cooker, this room is complemented by an archway leading to a separate dining room with plenty of space for a dining table plus added privacy with custom window shutters. To the rear of the property, is a spacious utility room that leads to an inner hall providing access to a WC/Cloakroom.

Upstairs, is a landing (with storage cupboard) that provides access to the other bedrooms. The main bedroom is a unique style room with triple aspect windows, that is complemented by a dressing area with fitted wardrobes. Bedrooms two and three can also be found adjacent to the landing, with bedroom 3 benefiting from a fitted wardrobe. There is also a four-piece bathroom suite, comprising of a corner panelled bathtub, shower cubicle, pedestal wash basin and WC.

Outside, to the front, is ample off-street parking via an independent driveway that leads to garage. The property sits on a plot of 0.22 acres, with ample rear garden that benefits from laid to lawn grass, flowerbeds and shrubs, remote patio area plus an additional patio area to the side.



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

Situation

The property is located approx. 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

To find the property leave Dereham Market Place by turning left at the war memorial roundabout onto Swaffham Road. Continue into Scarning and take the left hand turning onto Chestnut Road, followed by the second right turning onto Allwood Avenue. The property will be found at the end of the road 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 AD0104.

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



Approximate total area^{g)}

1747.39 ft²
162.34 m²

Reduced headroom

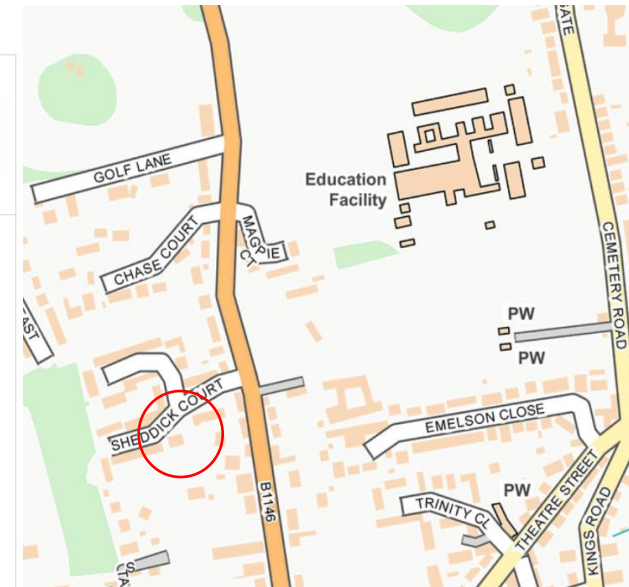
37.16 ft²
3.45 m²

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		77
(55-68) D	63	
(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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