



## 18 Windmill Avenue

**Guide Price £260,000 - £270,000**

A spacious three bedroom detached bungalow positioned on a generous corner plot, offering scope for potential extension (subject to investigations and obtaining planning permission).

The property benefits from gas central heating and uPVC double glazing, with the accommodation briefly comprising: entrance hallway, living room, kitchen/breakfast room, three bedrooms, bathroom and separate W.C.

There is a hardstanding driveway which allows off street parking for 1-2 vehicles, due to the frontage, there is potential to increase size of the driveway.

The garden wraps around the bungalow; the majority being low maintenance comprising several shingle and paved areas, along with raised vegetable beds to front.

There is also a wooden summerhouse and single garage.

N.B. An exchange of contracts is subject to the grant of probate being received.

### 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

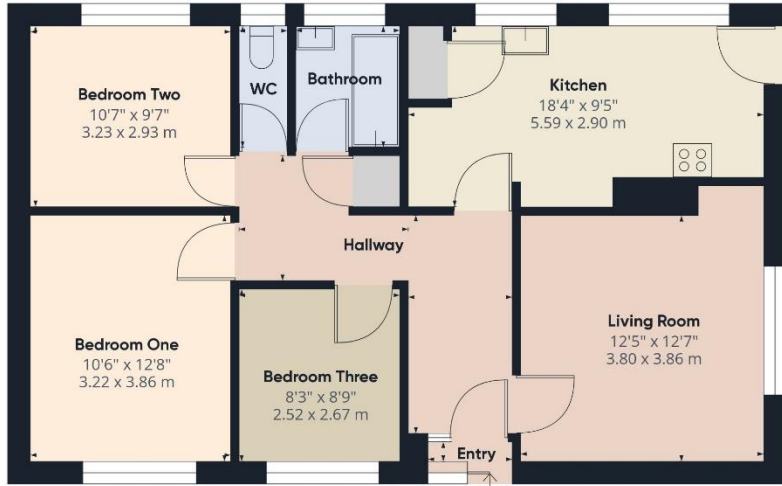
From Dereham town centre, bear right at the War Memorial and continue over the crossing onto Wellington Road. Continue into Neatherd Road and at the traffic lights continue straight over. Continue onto Crown Road and proceed to the far end and take the left hand turn into Norwich Road. Continue out of town and take the left hand turn into Windmill Avenue and the property will be found on the corner of Campion Road with a 'For Sale' board erected for ease of identification.

**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 AD0226.

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 Building 1



Ground Floor Building 2



Approximate total area<sup>1</sup>  
 972.84 ft<sup>2</sup>  
 90.38 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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