





# 10 Sheddick Court

£325,000

A very well presented two-double bedroom detached bungalow situated within walking distance to the town centre of Dereham.

This deceptively spacious property boasts an entrance hall, spacious living room with double aspect windows, plus a fitted kitchen with utility space.

Further on, there are two generous bedrooms with bedroom two benefiting from a semi-open plan en-suite shower room.

Bedroom one, an extended bedroom boasts plenty of space and is complimented by a dressing area. There is also a shower room with walk-in shower.

Outside, to the front, is a driveway for two vehicles leading to a single garage.

To the rear, is a raised decking area leading to a beautifully maintained garden with surround flowerbed and shrubs plus woodland just beyond.

## 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 connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

## Directions

To find the property, leave Dereham Market Place and turn right at the George Hotel onto Quebec Road. Take the second left turning onto Sheddick Court. Take the first right turning and follow round, where the property will be found at the end of the road.

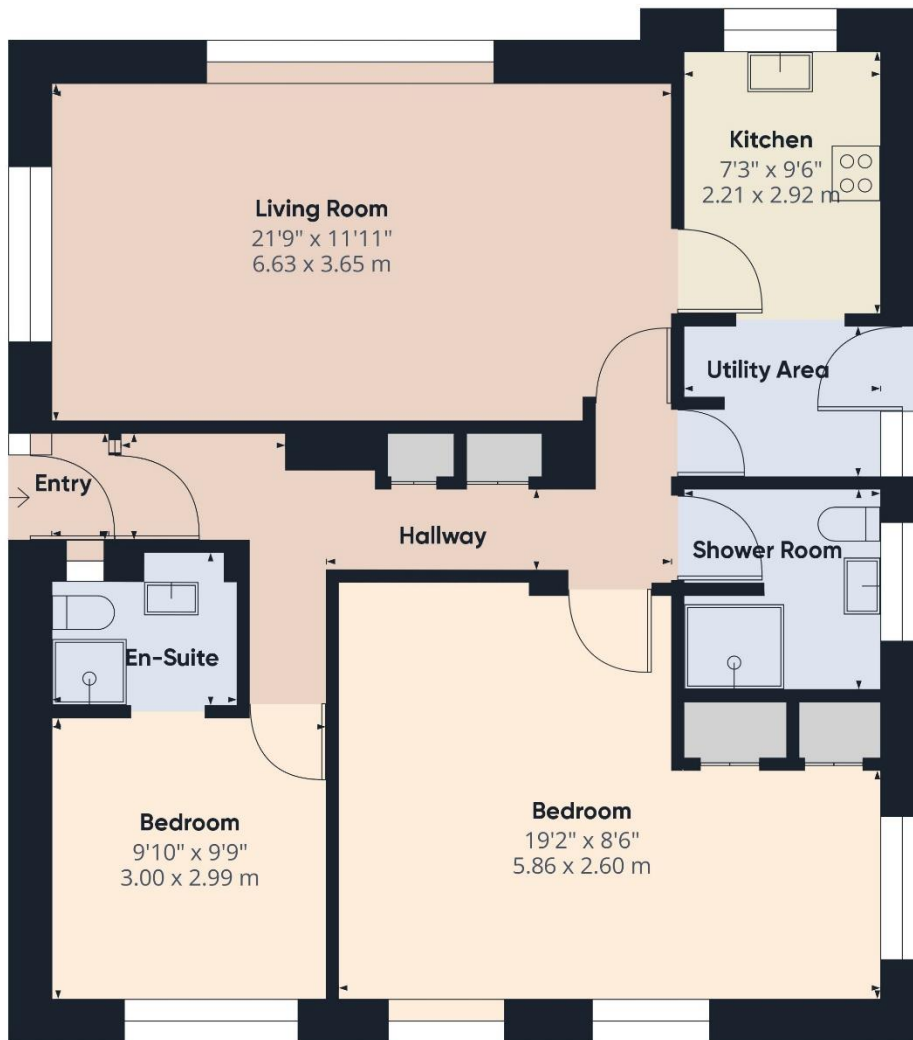
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0235.

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.





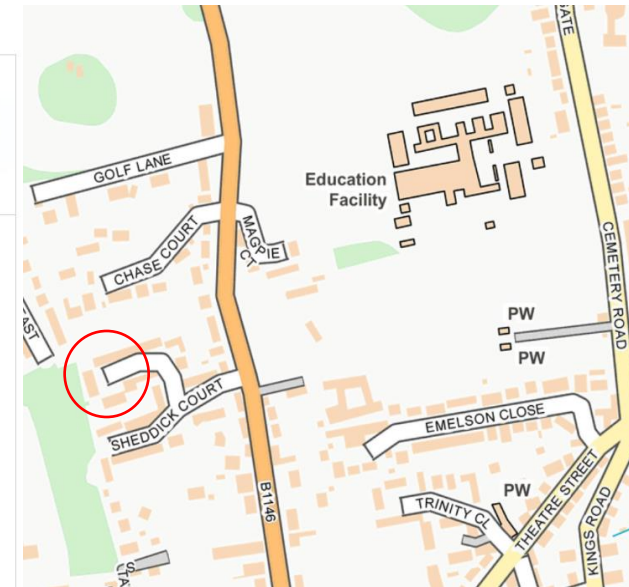


Approximate total area<sup>(1)</sup>  
 932.84 ft<sup>2</sup>  
 86.66 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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