



8 Captain Ford Way

Guide Price £260,000 - £270,000

A very well presented three-bedroom terraced house situated within a sought-after development within the popular market town of Dereham.

This home is complemented with extra living space and boasts a separate entrance hall, ground floor cloakroom and a cosy living room. Further on, there is an extended re-fitted modern kitchen/breakfast room, adjacent is a workshop/utility area that could be fully used as a utility to allow space for an additional table.

Upstairs, bedroom one benefits from an en-suite shower room plus dressing area with fitted wardrobes. Bedroom's two and three can also be found, which are serviced by a family bathroom.

Outside, to the front, is off-street parking plus a front garden area with flowerbeds and shrubs and a characteristic pergola area to front door. To the rear, is a private garden facing South with a canopy covered patio leading to laid to lawn grass plus a timber cabin with garden storage area. Towards the back is a quaint sitting area.

Gas central heating with underfloor heating on the ground floor. Mains water, drainage, and electricity are connected. The property has solar panels producing electricity which lowers the current owners electricity bill and via the feed-in tariff, they get a cheque per quarter for any additional electricity generated.



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

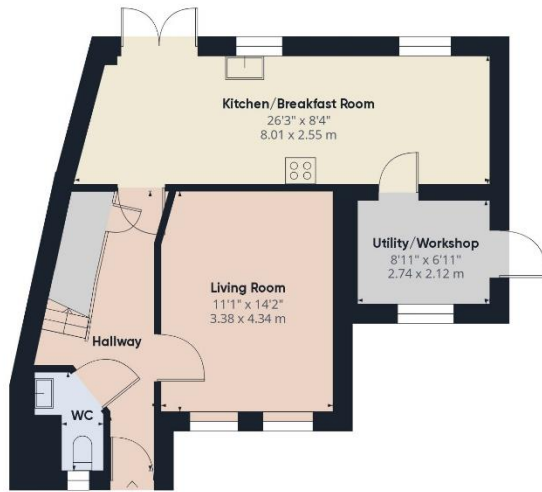
To find the property leave Dereham Market Place by Church Street and passing Bishop Bonners Cottage and at the 'T' junction turn right into Southend. Continue along Southend and onto South Green, followed by the first right turning onto Metamec Drive. Take the left turning onto Captain Ford Way and follow the road, 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 AD0239.

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 area⁹

1037.27 ft²
96.37 m²

Reduced headroom

6.44 ft²
0.6 m²

(1) 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	91	93
(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



Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk



Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk