



35 Highfield Road

Guide Price £350,000 - £360,000

A beautifully presented extended 3-bedroom detached bungalow situated in the popular market town of Dereham.

The property has been extensively renovated and boasts a spacious lounge/diner with skylight, a recently fitted shaker style kitchen with integrated 50/50 fridge/freezer, a stylish 4-piece bathroom suite, plus 3 double bedrooms.

The extension of the property has been completed to a high standard with a double glazed orangery skylight to ceiling, cedar wood panelling to exterior, spotlights and modern bi-fold doors to create a seamless transition to the garden.

Outside looking over a green, is a own drive to garage with a landscaped garden complete with a decking sun lounge to rear. Recently fitted double glazing and gas central heating.

Features

- Extended Detached Bungalow
- 3 Double Bedrooms
- Spacious Lounge/Diner
- Modern Shaker Style Kitchen
- 4 Piece Bathroom Suite
- Own Drive to Garage
- Landscaped Garden with Decked Patio
- Gas Central Heating
- Close To Town Centre

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

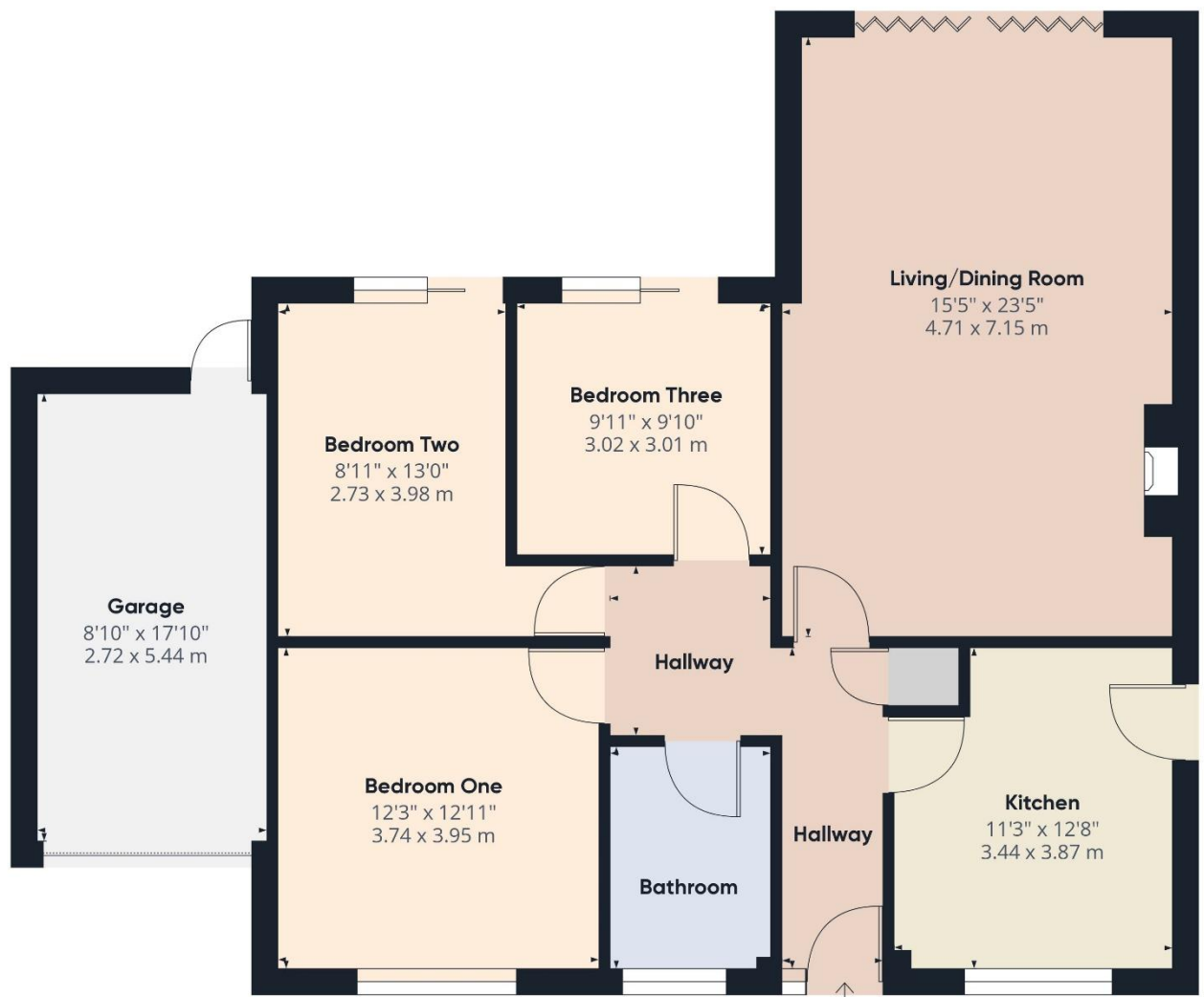
To find the property leave Dereham market place by bearing right at the war memorial, then immediately left along Theatre Street, at the crossroads with Cemetery Road turn left and continue up to the water tower, and turn left into Highfield Road where the property will be seen at the end on the left hand side with a Parsons & Company '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 AD0081.

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⁽¹⁾
1209.47 ft²
112.36 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		85
(69-80) C	72	
(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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