



7 Castell Road

£289,995

A well-presented and spacious three-bedroom detached bungalow beautifully situated within a quiet and picturesque cul-de-sac location in the popular market town of Dereham.

The property is situated only 15 minutes' walk into town centre (0.7 miles) and less than a minute to the nearest bus stop. It is ideal for someone looking to be close to amenities.

You are welcomed by an entrance porch, separate entrance hall, a cloakroom/WC and modern wet room. Further on, there is an open plan L-shaped living/dining room, a fitted kitchen plus lean-to. The living/dining room and the hallway now benefit from newly fitted carpets.

There are three double bedrooms, with two bedrooms being complemented by fitted wardrobes.

To the front, there is a garden area with shingled stone, plus a driveway to the garage providing ample off-street parking for several vehicles.

To the rear, is a mostly patio low-maintenance rear garden that backs onto the woodland and adjacent to a green.

Services

Gas central heating. Mains water, drainage, and electricity are connected. Double glazed.



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, as well as other destinations.

Directions

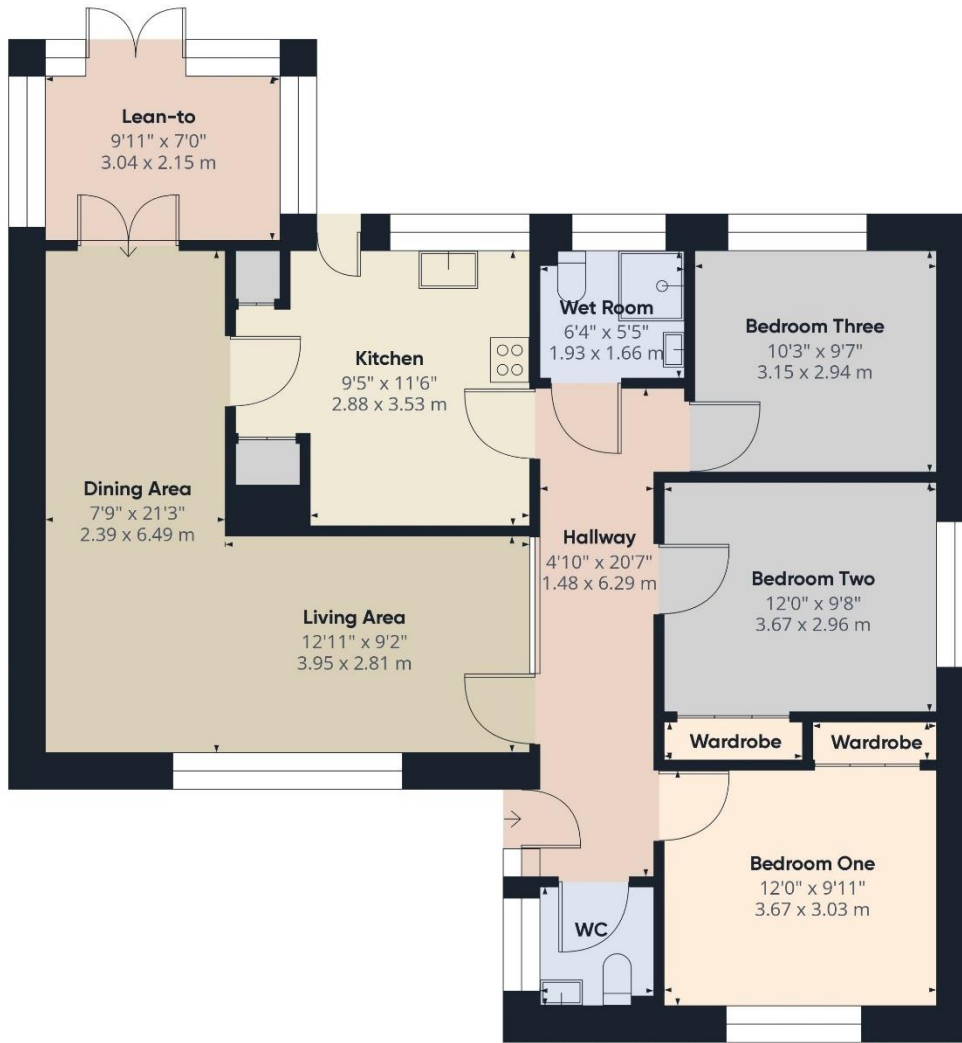
To find the property leave Dereham market place by bearing right at the war memorial, then immediately left along Theatre Street, at the crossroads with Cemetery Road turn left and continue up to the water tower, and turn left into Highfield Road. Take the first left turning onto Castell Road where the bungalow will be found at the end of cul-de-sac 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 AD0250.

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

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Approximate total area⁽¹⁾
1056.9 ft²
98.19 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC	

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