



2 Byron Avenue

£325,000

A stunningly presented four-bedroom detached house situated in the popular market town of Dereham. This home has been maintained to a high standard and is ideal for someone looking to take the next step up the property ladder.

You are greeted by a spacious hallway, providing access to the main living areas and the ground floor cloakroom. There is an airy living room that is complemented by a bay window, along with a generous kitchen/diner. The kitchen benefits from curved high gloss units and a range of integrated appliances, plus a dining area. Further on, there is a utility room with a recess for washing machine and American style fridge/freezer, plus access to a storage area, and a conservatory overlooking the garden.

Upstairs, there is a spacious landing with airing cupboard and the four bedrooms, with bedroom one boasting an en-suite shower room and fitted wardrobes. The other bedrooms are serviced by a stylish bathroom suite.

Outside, to the front, is off-street parking for two vehicles that leads to a garage store area. To the rear, is a patio area, ideal for family BBQ's and an astroturf garden with surround flower beds and foliage.

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.

Directions

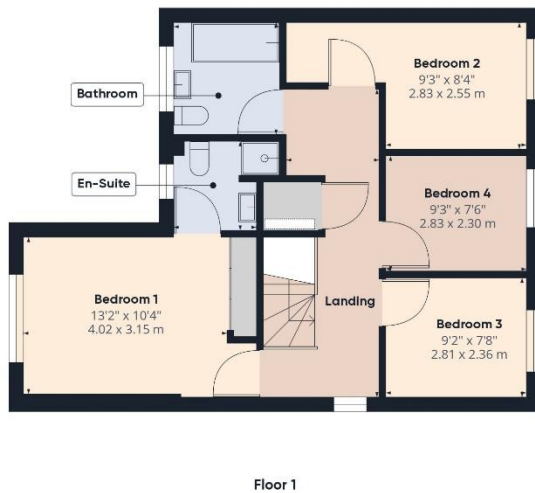
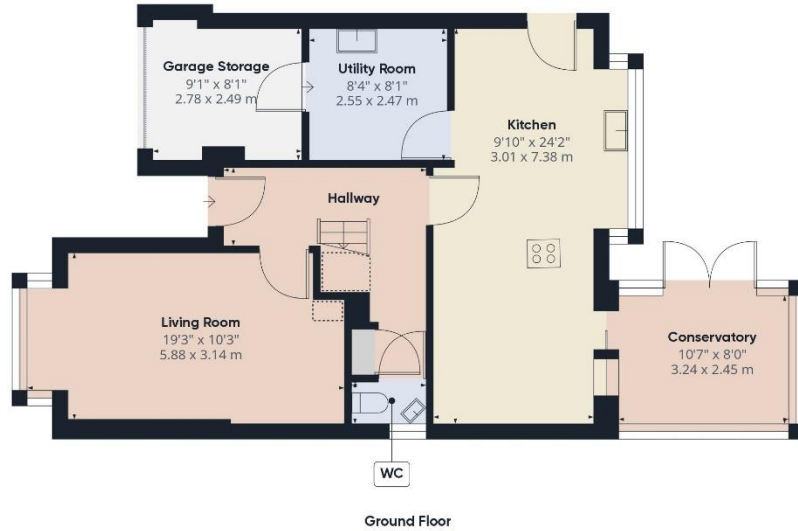
To find the property leave From Dereham Market Place proceed onto Swaffham Road and head past the George Hotel. Take the right hand turning onto Sandy Lane (next to the pedestrian crossing) and follow to the top of hill to turn left onto Wordsworth Drive. Turn right onto Byron Avenue where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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 AD0216.

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

1417 ft²
131.64 m²

Reduced headroom

29.37 ft²
2.73 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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