



24 Greenfields Road

Guide Price £675,000 - £700,000

An immaculately presented six-bedroom detached house situated within the heart of Dereham.

This property has been heavily extended and renovated throughout and now offers modern contemporary living.

On the Ground Floor;

You are greeted with an entrance porch with storage that leads to a inner hallway, adjacent is a living room with feature fireplace, a modern cloakroom/WC, and study/office, ideal for those who work from home.

There is a set of double doors that open to a spacious kitchen/dining/family room. This room is complete with a stylish grey suite with a range of integrated appliances including a fridge/freezer, wine cooler, two ovens and induction hob; this is complemented with a central island unit plus a row of units with inset stainless-steel sink.

This room benefits from a dining area plus a family sitting area with a feature fireplace and a corner set of bi-fold doors that open to the patio.

Further on, there is a playroom/hobby room and a separate utility room that leads to internal access to double garage.



On the First Floor;

There is a feature gallery landing that provides access to the six bedrooms.

Bedrooms one, two and three all benefit from en-suite shower rooms and separate walk-in wardrobes.

Bedroom four also boasts its own en-suite shower room, whilst bedrooms five and six are serviced by a generous four-piece family bathroom suite.

A balcony area also complements bedroom one with views over the garden.

Outside;

To the front is ample off-street parking via a private driveway that leads to the double garage, this provides parking for 6-8 vehicles if required.

To the back, is a large secluded rear garden complete with a modern patio that leads to laid to lawn grass flower beds and shrubs.

Services;

The property has gas fired central heating. Underfloor heating in the kitchen and playroom. Mains drainage, electricity, and water 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 from the Dereham town centre, bear right at the War Memorial and continue over the crossing onto Wellington Road.

Continue onto Neatherd Road and at the traffic lights go straight over and round onto Crown Road.

Proceed to the end of the road and turn left onto Norwich Road, followed by the first right onto Greenfields Road.

The property will be found after a short distance on the right hand side identified by a Parsons & Company 'For Sale' board.





Useful Information (where is the nearest?)

Doctors – Theatre Royal Surgery (1.2 miles)

Dentist – Bupa Dental Care (1 mile)

Hospital – Norfolk & Norwich University Hospital (14.2 miles)

Primary School – Kings Park Primary School (1.1 miles)

Secondary School – Neatherd High School (0.5 miles)

Train Station – Wymondham (20.2 miles) or Norwich (21.6 miles)

Airport – Norwich International Airport (17.3 miles)

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 AD0266.

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⁾

1862.91 ft²
173.07 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

WC
4'0" x 7'8"
1.25 x 2.36 m

Ground Floor

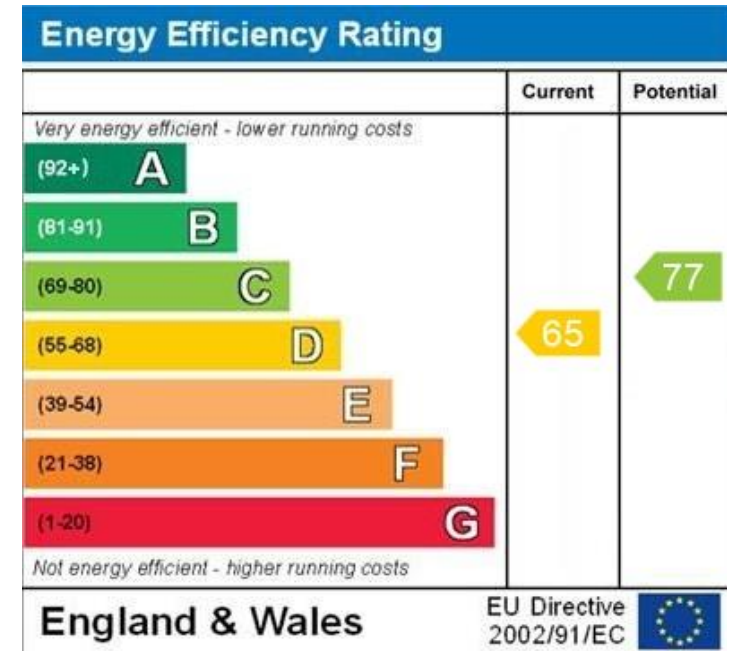
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

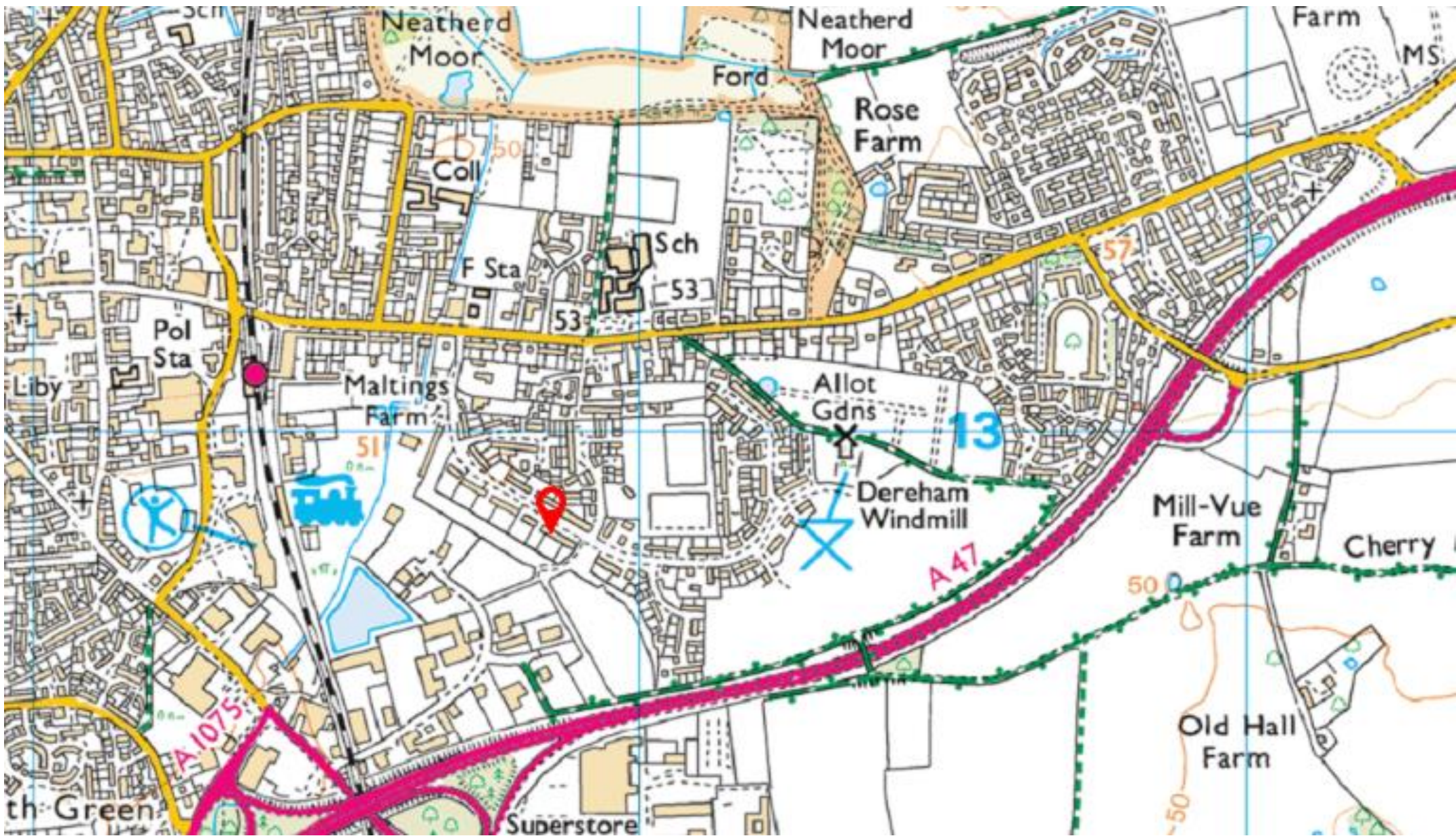
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/1290-5813-0922-6024-3203>



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