



14 Poplar Place

£275,000

An immaculately presented three-bedroom semi-detached house situated within a popular development in the sought-after market town of Dereham.

This home was constructed in 2018 and is ideal for a first-time buyer or someone looking to downsize.

You are greeted with an entrance hall with adjacent cloakroom/WC, there is a generous living room that benefits from double patio doors leading to garden.

Further on, there is a custom fitted kitchen, complemented with undercounter and kickboard lighting, plus recess for an American style fridge/freezer and other integrated appliances; this room is complimented by a separate dining room.

Upstairs, there are the three bedrooms, comprising of one double and two single sized rooms. Bedroom one boasts it's own en-suite shower room, with a stylish family bathroom servicing the other bedrooms.

Outside, there is allocated parking for two vehicles, plus a pathway leading to the entrance.

The property benefits from two garden areas, one to side with laid to lawn grass and surround shrubs, plus a private walled garden to the other side with a patio area, laid to lawn grass and a large storage shed.

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

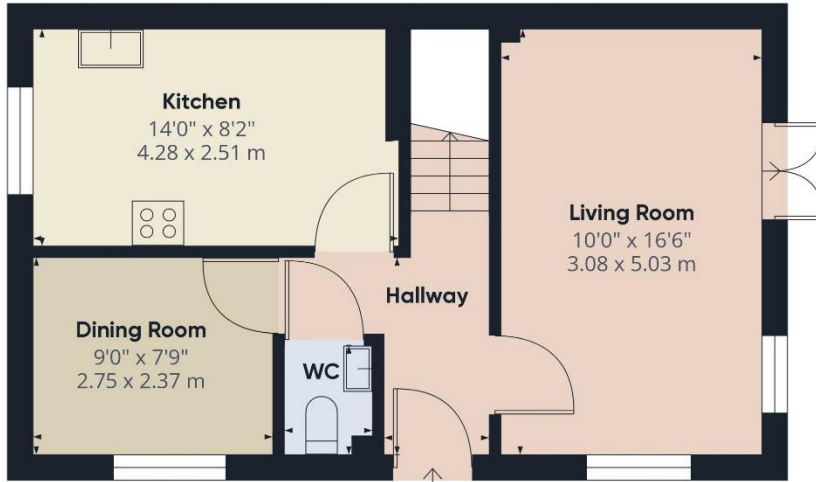
To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. At the junction turn left onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive. Take the first right hand turning onto Poplar Place, followed by the right turning at the junction where the property will be found at the end of the road.

For further information and to arrange your viewing, please contact our friendly and professional staff.

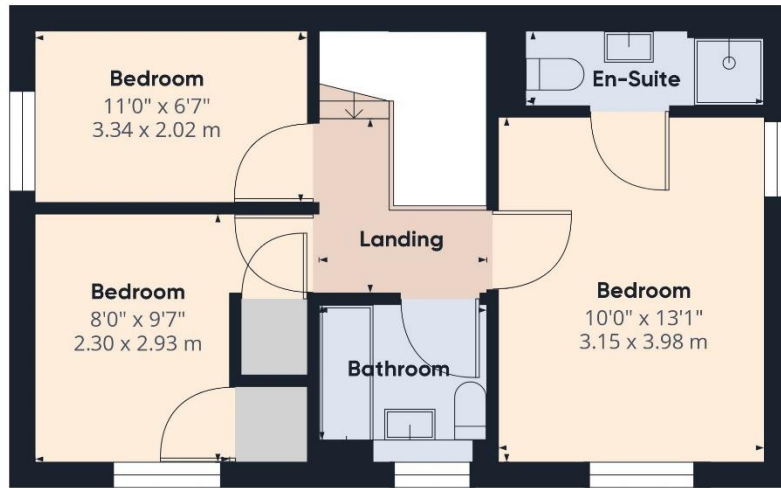
This property is being marketed by our Dereham office and the property reference is AD0272.

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

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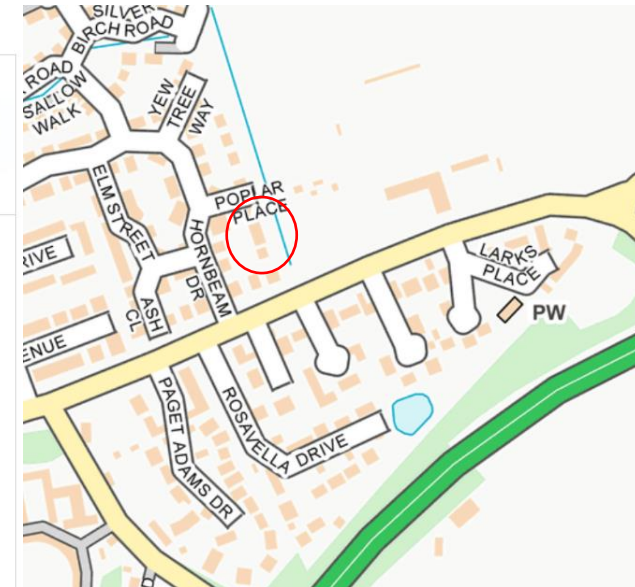
Approximate total area¹⁾

852.18 ft²
79.17 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		91
(81-91) B		
(69-80) C	79	
(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

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk