



## 17 Townshend Road

£400,000

Parsons & Company are delighted to offer to the market this well presented 'executive' style family home.

The property, which is a short walk from Dereham Golf Club, and within a 10 minute walk from the town centre.

The accommodation is well presented throughout, and in brief comprises: entrance hallway, ground floor cloakroom, living room with patio door onto the rear garden, kitchen/diner, utility, dining room and study.

Doors from the first floor landing lead to all four bedrooms, two of which have en-suite shower rooms. There is also a family bathroom.

Outside, there is a double garage with pitched storage space above and personal door opening to a side pathway and the rear garden.

The rear is laid mainly to lawn with flowers and shrubs to borders, along with a paved patio area, ideal for alfresco dining and entertaining.

### 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

From Dereham, head out of the town along Quebec Road, passing Dereham Golf Club on the left. Turn right into De-Narde Road and then the road splits off left into Townshend Road. 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 AD0038.

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



Approximate total area<sup>9)</sup>

1392.23 ft<sup>2</sup>  
129.34 m<sup>2</sup>

Reduced headroom

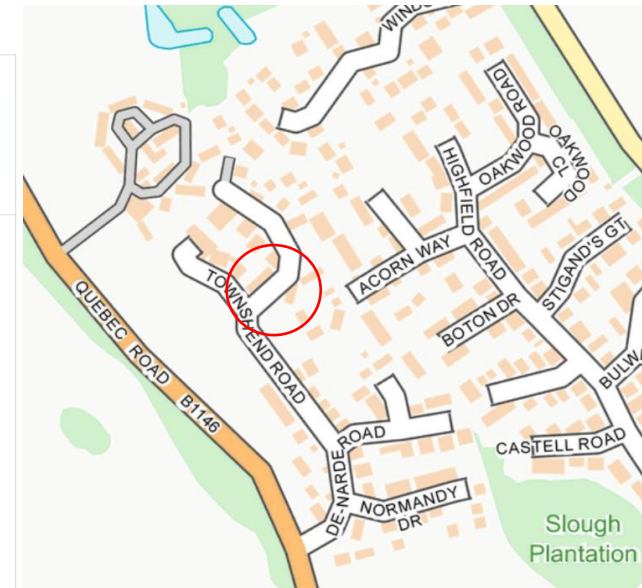
34.82 ft<sup>2</sup>  
3.23 m<sup>2</sup>

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

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