





## 25 Masefield Mews

**Guide Price £180,000 - £190,000**

This modern end-terraced house is conveniently situated less than a miles walk from the town centre and is offered for sale with no onward chain!

From the entrance hall, there is a fitted kitchen/breakfast room and a useful downstairs cloakroom. The lounge overlooks the rear garden and has French doors giving access onto the patio area.

On the first floor, from the landing there is the main bedroom with built-in wardrobes, a second bedroom and family bathroom.

Outside, the property has the benefit of two off road parking spaces in the car park behind the property and via the pedestrian footpath, the front garden can be found. The rear garden is fully enclosed with patio and lawned area together with a side gate providing access to the parking area.

### Features

- Modern End Terrace House
- 2 Bedrooms
- Lounge Overlooking Rear Garden
- Fitted Kitchen
- Ground Floor Cloakroom & First Floor Family Bathroom
- Enclosed Rear Garden
- 2 x Allocated Off Road Parking Spaces
- No Onward Chain!

**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. After a short distance, take the left turning onto Masefield Mews where the property will be found on the right hand side down the pedestrian footpath (adjacent to number 27).

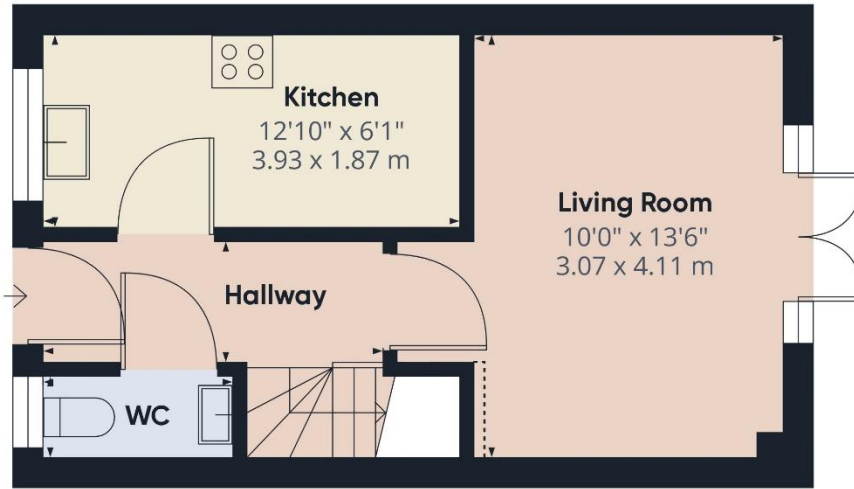
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0279.

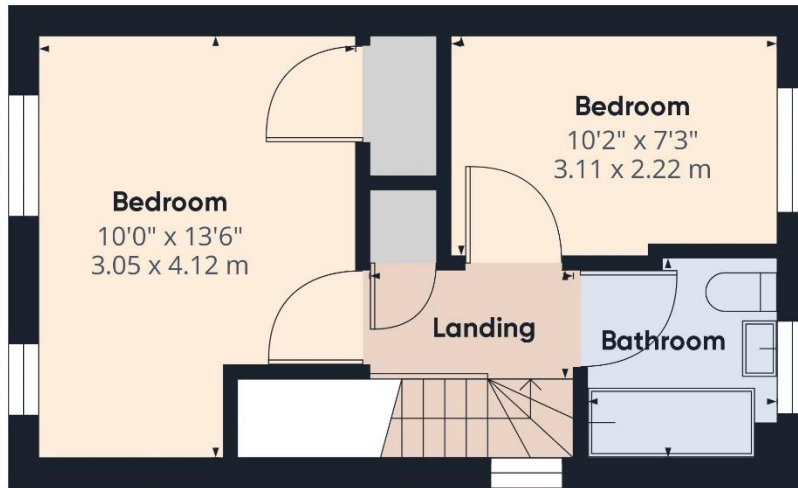
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

**PARSONS**  
COMPANY

Approximate total area<sup>(1)</sup>

578.24 ft<sup>2</sup>  
53.72 m<sup>2</sup>

Reduced headroom

0.75 ft<sup>2</sup>  
0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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