



Tea Garden Cottage

Guide Price £450,000 - £475,000

A three bedroom (easily four bedroom) detached bungalow situated within the sought-after location of Neatherd Moor.

The property has potential to be an exclusive style home, currently boasting very generous entrance hall, a spacious living room with double doors to dining room, a modern fitted kitchen with a range of integrated appliances plus a large larder cupboard, this space is well complemented with a separate utility room.

Further on, there are three double bedrooms, with two benefitting from an en-suite shower room each, along with a family style four-piece bathroom suite.

Upstairs, there is massive potential for a master bedroom suite installed (Subject to Building Regs), with a staircase leading to a landing space, adjacent is a 45ftx17ft loft room.

Outside to front, is ample off-street parking for several vehicles via a gravelled driveway. To the rear, situated within this 0.54 Acre plot is plenty of outdoor garden space, comprising of a patio area, side vegetable plots with potting shed and a further vegetable patch to the other side.

There are extensive gardens with a variety of exotic trees and plants, plus a summerhouse towards the end of the garden.

Services - Gas central heating. Mains water, septic tank 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 from Dereham town centre head along Wellington Road and then at the Maltings junction proceed straight over into Neatherd Road. Just before the bend, bear left at the park, and proceed down Neatherd Moor. Take the right hand turning down the track where the property can be found.

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

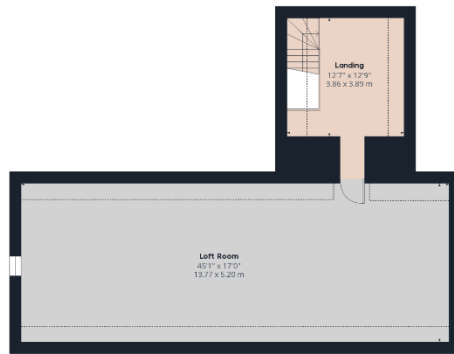
This property is being marketed by our Dereham office and the property reference is AD0295.

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⁽¹⁾

2322.74 ft²
215.79 m²

Reduced headroom

207.96 ft²
19.32 m²

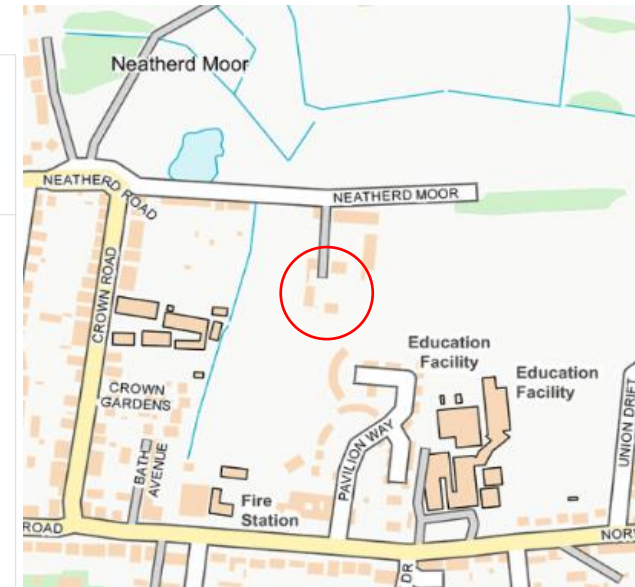
(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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



Reepham Office

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