



30 Harry Blunt Way

£200,000

This spacious end-terraced house is located on the popular Scarning development and offers well maintained accommodation which must be viewed!

From the entrance porch, you enter the lounge with stairs to the first floor. The kitchen/breakfast room has an array of fitted cupboards and a breakfast bar, and beyond this is the conservatory which has French doors to the garden.

On the first floor, there is an upper landing with two double bedrooms and a shower room.

Outside, there is a gravel laid garden to front providing ease of maintenance with a path to the entrance door.

The rear garden has a shed and a seating area, and is fully enclosed with a side gate which leads to the parking area where there are two parking spaces for this property.

Services

Gas central heating. Mains water, drainage, and electricity are connected. Double Glazed.



Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

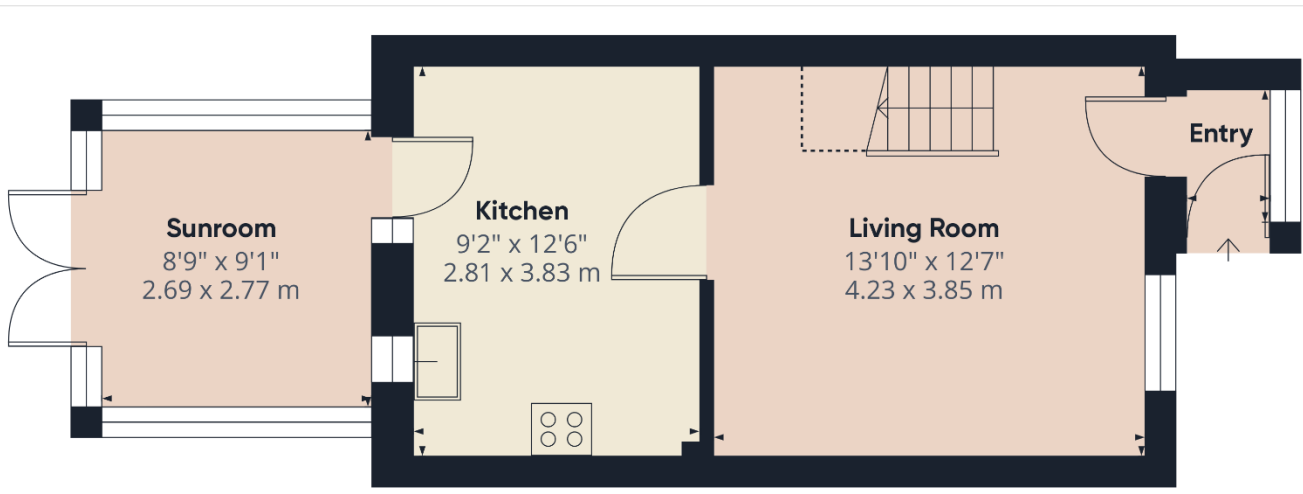
To find the property from Dereham town centre, proceed past the war memorial roundabout and continue past The George Hotel. Continue on Swaffham Road and in direction of Scarning, taking the left hand turning into Chestnut Road, followed by the next right into Brooks Drive. Continue along and take the forth left hand turning into Harry Blunt Way, followed by the immediate right turning, where the property will be identified by a Parsons & Company 'For Sale' board.

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

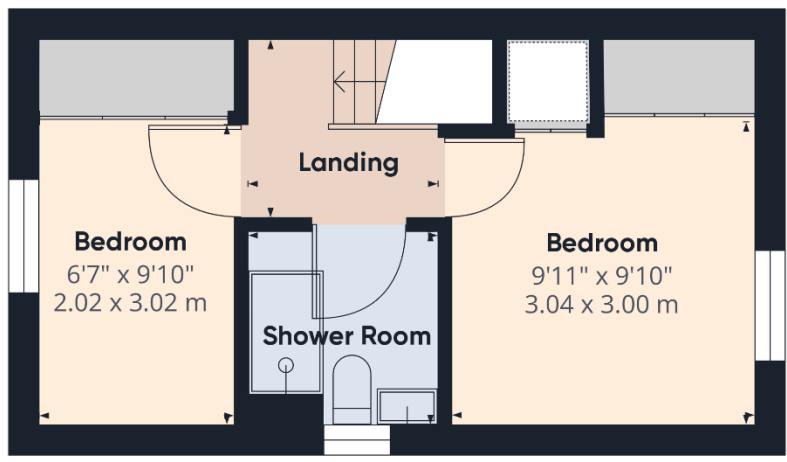
This property is being marketed by our Dereham office and the property reference is AD0293.

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⁾
655.95 ft²
60.94 m²

Reduced headroom
13.99 ft²
1.3 m²

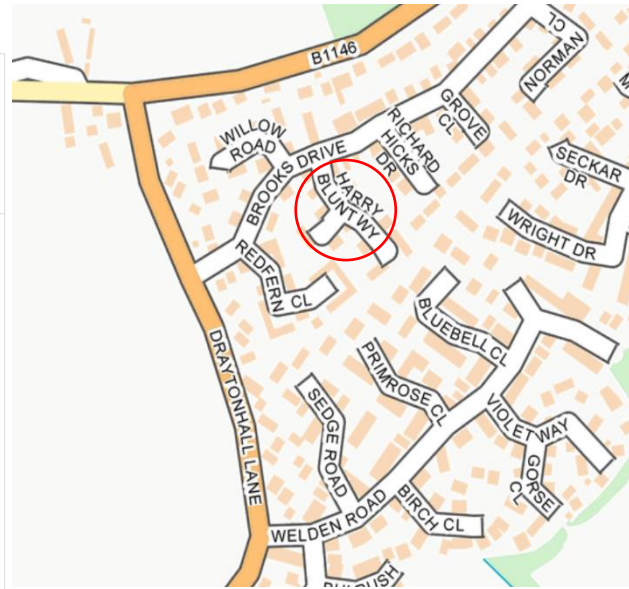
(1) Excluding balconies and terraces

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		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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