



## 24 Highfield Road

### Offers In Excess Of £280,000

This modern detached bungalow offers spacious accommodation and is situated in a popular area less than a mile from the town centre.

From the entrance door, you enter the hallway which allows access to the kitchen, which has a variety of fitted cupboards and has side access to the driveway. The 'L' shaped lounge/diner is triple aspect and there is a conservatory which is accessed from the third bedroom. There are two further bedrooms (both double in size) with the second bedroom benefiting from an en-suite shower room. Furthermore, there is a family bathroom with bath and shower above.

Outside, the property has a driveway providing off road parking and leads to the single garage. The front garden is laid to gravel with a variety of shrubs and a path leads to the front door. The rear garden is enclosed with hedging to the rear providing privacy and is laid to lawn with a patio seating area.

The bungalow is offered for sale with no onward chain, so call today and arrange your viewing.

#### Services

Gas central heating. Mains water, drainage, gas 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 by bearing right at the war memorial, then immediately left along Theatre Street, at the crossroads with Cemetery Road turn left and continue up to the water tower, and turn left into Highfield Road where the property will be seen on the right hand side with a Parsons & Company 'For Sale' board erected for ease of identification.

**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 AD0301.

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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. 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.





Approximate total area<sup>(1)</sup>  
1051.53 ft<sup>2</sup>  
97.69 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>62</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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