





## Moncriefe, Swanton Road

**Guide Price £250,000 - £260,000**

This semi-detached chalet offers spacious accommodation which would benefit from modernisation and has been priced accordingly.

Located in a rural position with countryside views and yet only 1.5 miles from Dereham town centre.

From the porch, you enter the hallway which gives access to the two bedrooms downstairs which are both double in size. The bathroom is a five-piece suite which includes a bath and open shower area. Upstairs, there is a small landing with cupboard and two double bedrooms, both providing access to the eaves.

The kitchen has a variety of cupboards, both base and wall fitted together with the boiler cupboard and airing cupboard. To the rear of the kitchen, you have a lean-to, cloakroom and utility room. The lounge has an open fire and is open to the dining area which has sliding doors to the outside and a door into the kitchen.

Outside, the property has a driveway providing off road parking and leads to the double garage. The gardens to the front and side are laid to lawn with shrubs and mature trees/bushes together with a greenhouse and shed. The rear courtyard garden has a small pond and is paved so you can sit and enjoy the morning/afternoon sun.

**Services** - Oil central heating. Mains electricity connected. Private water supply and private drainage, both shared with the adjoining property.





## 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.

## Directions

To find the property from Dereham town centre head out of the town along the market place and at the war memorial round about take the turning next to The Cherry Tree public house into Theatre Street. Proceed along Theatre Street and at the next junction head straight across onto Swanton Road. Continue over the Railway line and proceed on Swanton Road where the property will be found on the right 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 AD0303.

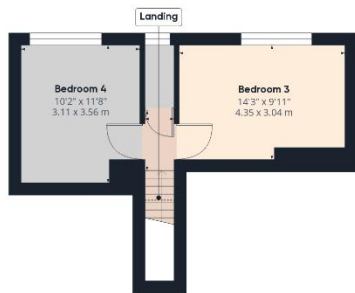
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 Building 1



Floor 1 Building 1

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

1285.53 ft<sup>2</sup>

119.43 m<sup>2</sup>

Reduced headroom

17.87 ft<sup>2</sup>

1.66 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</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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