



# Dorick, Wendling Road

Guide Price £325,000 - £350,000

A very well presented three-bedroom detached bungalow situated in the sought-after village location of Longham.

This property is ideal for those who are looking for a rural bungalow but still close to some amenities.

You are greeted with an entrance hall of which is complemented by a spacious storage cupboard, a generous living room with log burner and a modern kitchen with a range of fitted units and integrated double oven & hob, plus breakfast bar.

Further on, there are the three bedrooms, two of which are doubles, with bedroom two benefitting from double patio doors to garden so could be used as a reception room; these rooms are serviced by a modern bathroom suite with overhead shower to bathtub.

Outside, to the front, is a garden area with laid grass, and two driveways. One leads to a garage with up & over door, and a long driveway to the other side that the current vendors are able to park a caravan on.

To the rear, is a walled patio area that leads to a raised landscaped garden with laid grass, a further patio area and shed.

## Services

Oil central heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0296.



## Situation

Longham is a pleasant mid Norfolk village with a local public house and village hall. The village is approximately 6 miles west of Dereham which is a well-served Breckland market town, located in the heart of Norfolk. The Dereham 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 connections 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 35 minute drive.

## Directions

To find the property leave Dereham Market Place by bearing left at the War Memorial and turning right into Quebec Road opposite The George Hotel. Continue for about 2 miles and fork left by Corner Nurseries, then turn left by the Rural Life Museum and continue through the village of Gressenhall. Proceed along Litcham Road for approx. 2 miles and turn left onto Hoe Road. Take the next left turning onto Chapel Road and proceed onto Wendling Road where the property will be found on the right hand side.

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

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.





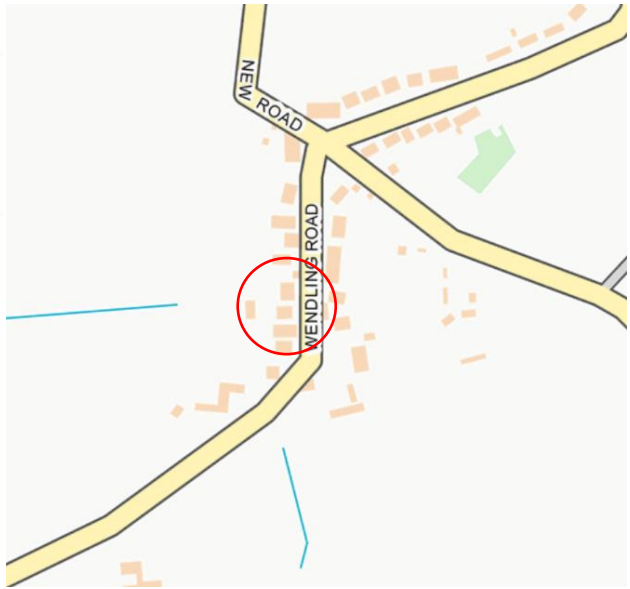
Approximate total area<sup>m</sup>  
971.77 ft<sup>2</sup>  
90.28 m<sup>2</sup>

(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.

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	56	82

England & Wales EU Directive 2002/91/EC

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