





# The Fallows, 159 Shipdham Road

£425,000

An extremely well presented three/four bedroom detached house situated opposite fields in the sought-after market town of Dereham. The property was refurbished and extended in 2022 and is ideal for a growing family looking for a non-estate location.

As you enter, you are greeted with a spacious entrance hall with a staircase with a glass balustrade that also boasts a storage coat cupboard and adjacent modern shower room.

The generous living room is well complemented with a feature fireplace plus a double set of doors to a fantastic kitchen/dining room. The kitchen consists of fitted high gloss units and base & eye level with a distinct quartz worktop and inset sink, there is also a range of integrated appliances and two high-level ovens; this room is well complemented with a separate utility room. Further on, there is a playroom/bedroom four that offers a versatile living arrangement.

Upstairs, are the three bedrooms, two of which are double plus a single bedroom, these rooms are serviced by a stylish four-piece bathroom suite.

Outside to front, there is off-street parking for several vehicles via a shingled driveway, plus garage with electric roller shutter door.

To the rear, is a private rear garden facing south/west with some laid patio and a raised lawn area with surround flower beds and shrubs. Additionally, there is a raised decked area with overhead pergola, providing a fantastic family BBQ area. The garden is enclosed by fencing and has side access to either side of the property.





## Services

Gas central heating. Mains water and electricity are connected. Private septic tank.

## Situation

Dereham is a Breckland market town located in the heart of Norfolk and 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 leave Dereham in the direction of Shipdham. Follow Shipdham Road and the property will be found at the end of Toftwood shortly after the Garden centre. The property will have a 'For Sale' board for ease of identification.

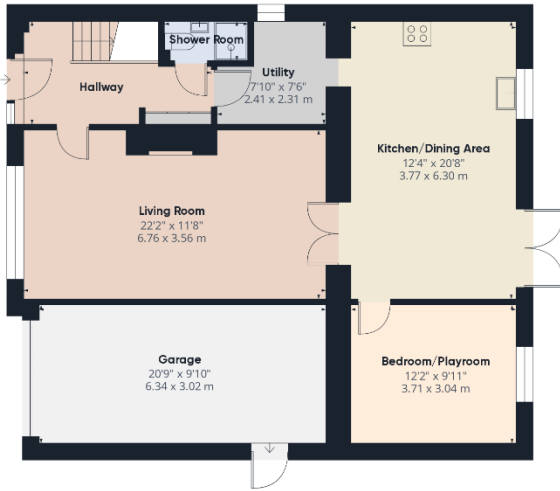
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0361.

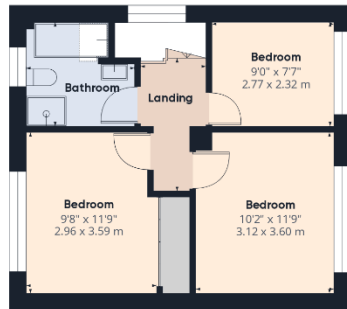
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

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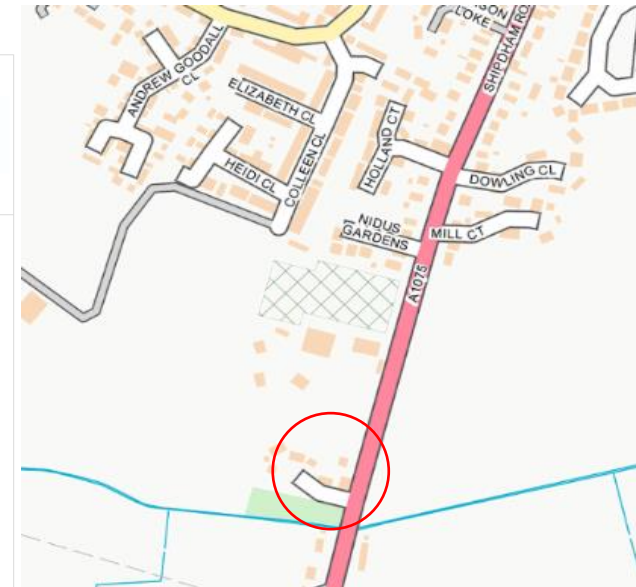
Approximate total area<sup>m</sup>  
1411.27 ft<sup>2</sup>  
131.11 m<sup>2</sup>

(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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