



25 Crown Road

Guide Price £300,000 - £325,000

An extended and very well-presented character four-bedroom semi-detached house situated in the heart of the popular market town of Dereham.

This home is ideal for those desiring extra space and access to many of the local amenities, Neatherd Moor, either of Dereham's High Schools and the Sixth Form College, etc. and good transport links to Norwich.

The entrance hall features built-in bespoke shoe storage and coat hanging provision and provides access to the second reception room/bedroom 4, the living room and the stairs. The extended living room, with a cosy nook, provides access to the understairs storage and the kitchen.

Further on, there is a large re-fitted kitchen with quartz worktops and two integrated ovens and hob, and an external door offering side access to the house. This space is well complemented with a conservatory currently utilised as a dining area, plus a ground floor WC.

Upstairs, there are two double bedrooms, a generous single bedroom, plus a study/box room and a contemporary four-piece bathroom suite.

Outside, to the front, is an initial driveway providing off-street parking with a shared access providing additional off-street parking to the rear.

To the rear, is a private garden with an initial patio leading to a wider grass area with shed, flower beds and surrounding shrubs.



Services

Gas central heating. Mains water, drainage, 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

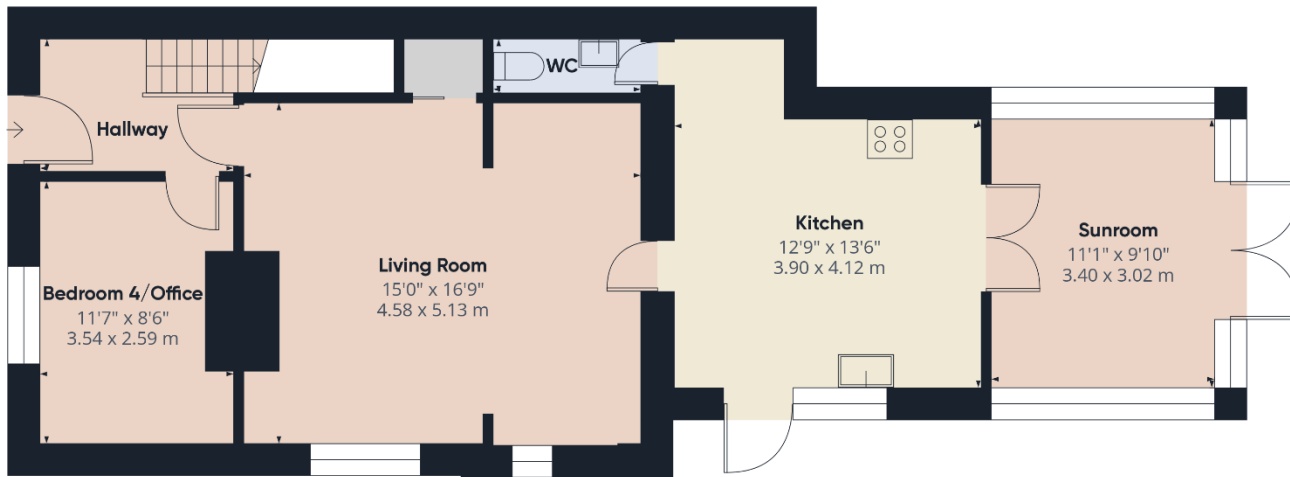
To find the property from Dereham town centre head along Wellington Road and then at the Maltings junction proceed straight over onto Neatherd Road. Continue round onto Crown Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

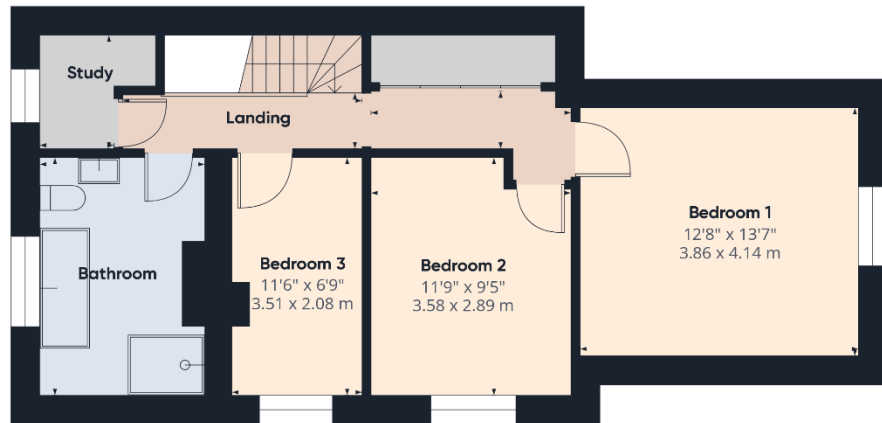
This property is being marketed by our Dereham office and the property reference is AD0372.

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

PARSONS
COMPANY

Approximate total area⁽¹⁾
1321.39 ft²
122.76 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk