



12 Riverside Close

£375,000

A highly presented extended five-bedroom semi-detached house set in a private road in the ever-popular area of Dereham.

This home is ideal for those who are looking for plenty of living space and walking distance to amenities.

As you enter the property there is a separate entrance hall with adjacent cloakroom/WC, a spacious living room with double doors leading to a bespoke modern fitted kitchen that benefits from a range of fitted units, integrated appliances and peninsular worktop and a dining area.

Further on, is a stunning garden room with an orangery skylight, spotlights and log burner for those cosy winter nights.

To the first floor, is bedroom one that is complemented by fitted wardrobes and an en-suite shower room, bedroom two that is currently being used as an additional sitting room and bedroom five, these rooms are serviced by a four-piece family bathroom suite.

To the second floor, are bedrooms three and four, of which are double in size. These two bedrooms are serviced by a central shower room.

Outside, to the front, is off-street parking via a driveway that leads to garage with power, lighting and internal access. Additionally, there is a small garden area, the property has a quaint setting with a running stream to the front of the properties. To the back, is a small maintainable garden with laid astroturf and a patio area, ideal for those with more mature families.

We have been advised that the seller has found a desired onward purchase.



N.B. There is a monthly cost of £10 which is paid by all properties on Riverside Close which goes towards maintenance/repairs of the brickweave road and grass area.

Services

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

Situation

The property is located approximately half a mile from Dereham town centre. Dereham 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

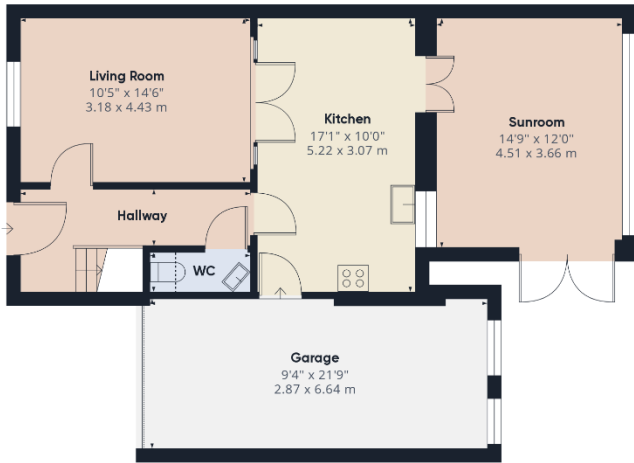
To find the property from Dereham Market Place, pass the war memorial roundabout and join Swaffham Road. Take the left hand turning onto Riverside Close where the property will be found on the left hand side.

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 AD0391.

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.

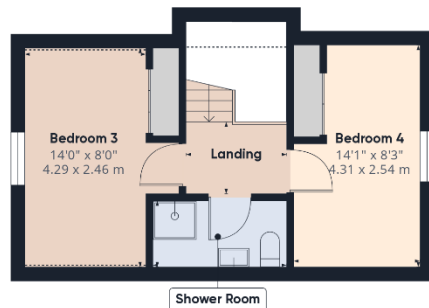




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

1671.51 ft²

155.29 m²

Reduced headroom

27.75 ft²

2.58 m²

(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 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		87
(69-80) C	79	
(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	

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