



11 Style Loke

Guide Price £230,000 - £240,000

Boasting plenty of potential in this Non-Standard Construction (Timber framed with single skin brick - Mortgage currently with Nationwide) three bedroom detached bungalow situated in the sought-after rural location on Barford.

There is an entrance porch to front that leads to a generously space 23ft Living Room with feature fireplace, this leads through to a fitted kitchen comprising of base and eye level units, this space is well complemented by a utility room. Further on, there is a central hallway that leads to the three double bedrooms, these rooms are serviced by a family shower room, plus a separate cloakroom/WC.

Outside, to the front, is off-street parking for several vehicles via a private shingled driveway to a double width and length garage with power and lighting. To the rear, is a secluded garden with laid grass, flower beds and shrubs. The seller has found an onward purchase of which will be end of chain.

Services

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

N.B. Please note this property is non-standard construction.



Situation

Barford is a village located approximately 4 miles north of Wymondham and 8 miles west of Norwich.

Wymondham is a historic market town and enjoys a full range of amenities. These include Waitrose, Morrisons and Lidl supermarkets, medical centres, dentists, veterinary practices, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy.

Directions

To find the property from Dereham, join the A47 and head East in direction of Norwich. At the end of the dual carriage way continue on the A47 past the village of Hockering. After 1.5 miles, turn right onto Berry's Lane, and at the junction turn left onto Mattishall Road. Take the first right hand turning onto Norwich Road, followed by the right hand turning onto The Street and continue onto Barford Road, and onto Back Lane. Take the left hand turning onto Watton Road, followed by the left hand turning onto Style Loke 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.


This property is being marketed by our Dereham office and the property reference is AD0382.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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