





## 2 Wood Court

£140,000

This bungalow is finished to a very high standard and offers ideal accommodation for an occupier in need of care, situated in an attractive rural location.

There is a ramp to the front door which opens into the open plan kitchen/dining area/lounge, with French doors to the patio courtyard garden.

The bedroom is double in size with an en-suite shower room.

Outside the property benefits from a parking space on the driveway together with a rear patio area.

**N.B.** The communal area includes the pond in the middle of the development and each property is responsible for a ninth of the maintenance costs.

**N.B.** To be suitable for this property, occupiers must be in need of care either from a partner or registered carer

### Services

Electric heaters. Mains water and electricity are connected. Private drainage.





## Situation

Shipdham is a large well served village with excellent selection of local shops, Doctors surgery, public house, community centre and many other amenities. The market towns of both Dereham and Watton are within easy reach and there are regular bus services to both.

## Directions

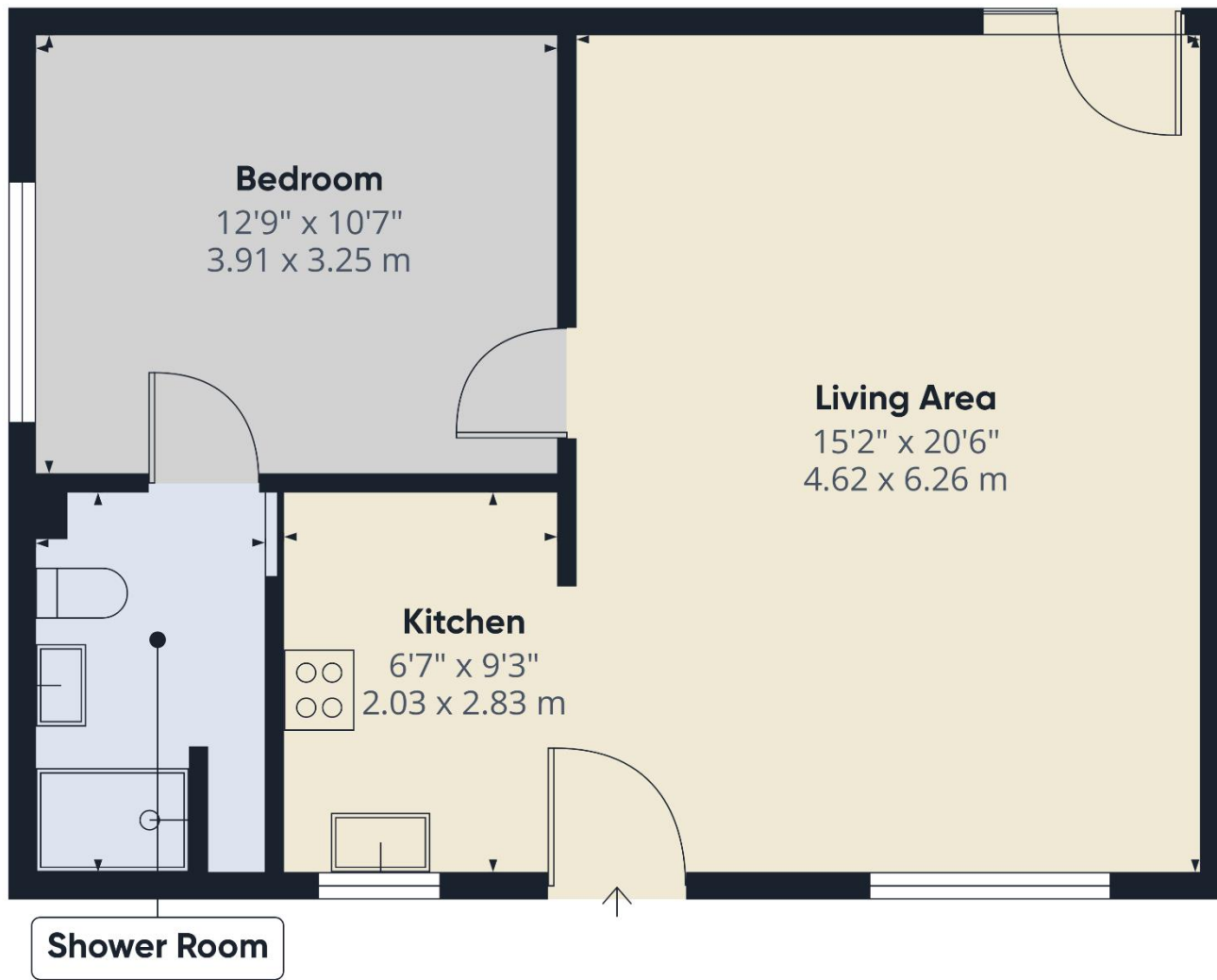
To find this property leave Dereham on the A1075 Watton Road and proceed for about 5 miles into the village of Shipdham. In the centre of the village turn right beside the Church into Church Lane and continue straight ahead for approximately 1/2 mile to Wood Farm and Wood Court will be found on the right hand side at the entrance to Wood Farm.

**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 AD0399.

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.





PARSONS  
— COMPANY —

Approximate total area<sup>(1)</sup>  
571.14 ft<sup>2</sup>  
53.06 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 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		123
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
<b>England &amp; Wales</b>	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