



12 Hornbeam Drive

£195,000

This modern and well maintained terraced house offers spacious accommodation and is situated in a popular residential area a mile from the town centre and with easy access to the A47.

When stepping through the front door, you are greeted by an entrance hall area with storage cupboard and cloakroom. This leads to the open plan living area and kitchen, which has a range of fitted base and wall cupboards together with integral appliances. French doors lead to the rear garden from the living area.

On the first floor, the landing provides access to both double bedrooms which are serviced by a family bathroom.

Outside, the front garden is bound by a hedge and has a paved path leading to the front door. The rear garden is enclosed by fencing and mainly laid to lawn. There is a pathway which leads to the driveway providing off road parking for two vehicles.

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

This property is being marketed by our Dereham office and the property reference is AD0401.



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.

Directions

To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. Take the left hand turning onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive where the property will be found on the right hand side identified by a Parsons 'For Sale' board.

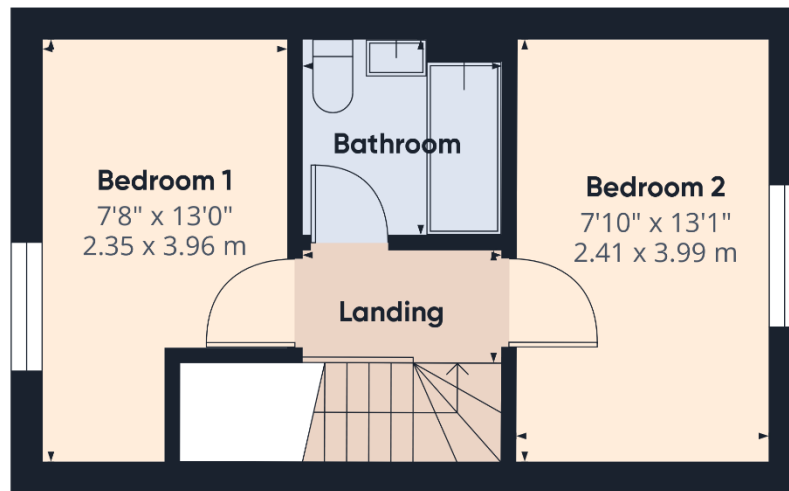
For further information and to arrange your viewing, please contact our friendly and professional staff.

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
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Approximate total area⁽¹⁾

541.63 ft²
50.32 m²

Reduced headroom

10.75 ft²
1 m²

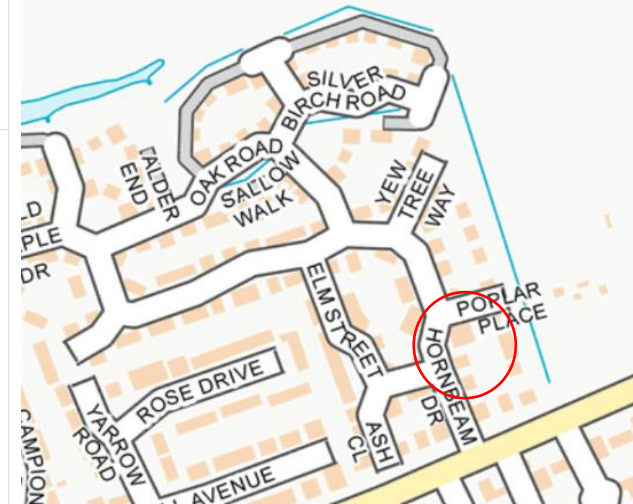
(1) Excluding balconies and terraces

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		93
(81-91) B		
(69-80) C	78	
(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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