



1 Epsom Gardens

£300,000

Located within walking distance of amenities and the town centre, this well-presented detached home offers spacious accommodation throughout.

The ground floor features a welcoming entrance hallway, a generous living room, which opens into the dining room, and further into the sun room.

The sun room to the rear provides a bright and relaxing spot to enjoy views over the enclosed rear garden.

The kitchen offers ample storage and worktop space, with direct access to the garden too. The ground floor further benefits from a downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms and a modern family shower suite.

Externally, the home boasts off-road parking to the front, with side access leading to the garden, along with a single garage with an adjoining lean-to.

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 property is on a main bus route, with multiple bus stops with short walking distance. The North Norfolk coast is also within a 40 minute drive.

Directions

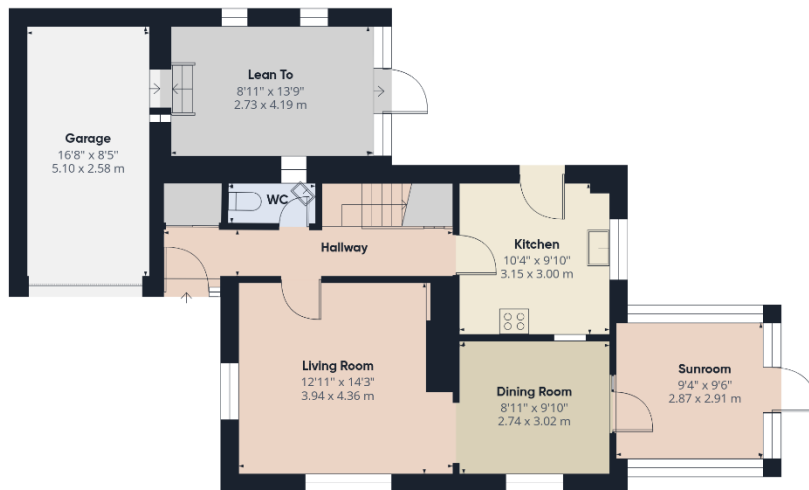
To find the property leave Dereham Market Place via Church Street, bearing left past Bishop Bonner's Cottage and continuing around to the junction with Southend. Turn right and proceed past Moorgate and Russet Way and then turn right into South Green Gardens. Take the first left into Epsom Gardens where 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.

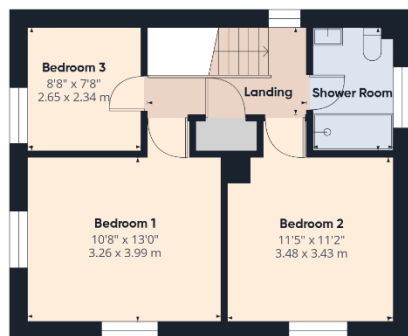
This property is being marketed by our Dereham office and the property reference is AD0452.

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^m

1284 ft²
119.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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