



10 Neville Close

£270,000

Set in a desirable location, this spacious detached house offers well-balanced accommodation. With no onward chain, this home is ideal for those looking for a property to add their own mark to.

The ground floor boasts a bright living room, connecting to a study/office room, perfect for remote working or as a playroom. There is a separate sitting room/dining room that provides additional living space, along with the fitted kitchen. Additional benefits include a separate utility room and ground floor cloakroom.

Upstairs, you'll find four bedrooms serviced by a bathroom suite, offering both a bath and separate shower.

Externally, the property features off-road parking, a private rear garden complete with a shed, and views overlooking the Cricket Club.

Services

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



Situation

Saham Toney is a small Norfolk village, located 10 and a half miles south of Dereham. The village itself provides a Village Hall/Community Centre, Parker's CE Primary Academy & The Old Bell Public House. Further amenities can be found in the local market town of Watton, approximately 2 miles away.

Directions

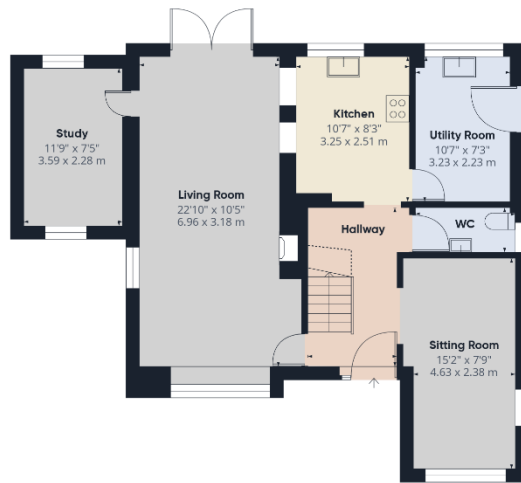
To find the property leave Dereham on the A1075 Watton Road and after passing through Toftwood proceed for roughly 4 miles before entering the village of Shipdham. Continue through the village and at the crossroads, turn right onto Long Road. Continue on this road, through Saham Hills, and at the T junction, turn right onto Pages Lane. Take the next left onto Pound Hill, followed by the next right onto The Oval. Take the next left into Neville Close, and a further left, where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

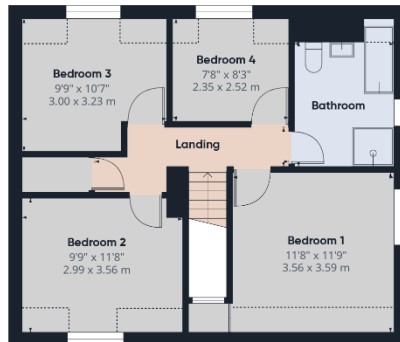
This property is being marketed by our Dereham office and the property reference is AD0456.

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

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Approximate total area⁽¹⁾

1283 ft²
119.1 m²

Reduced headroom

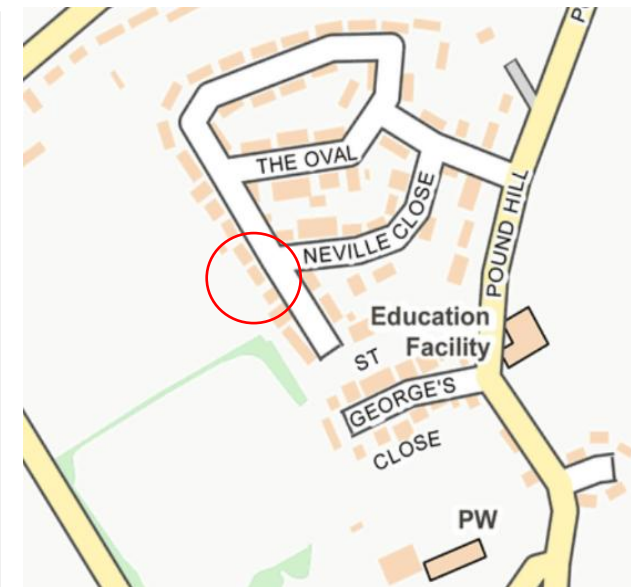
68 ft²
6.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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