



Orwell House, 77 Norwich Road

Guide Price £650,000 - £700,000

Full of character is this four-bedroom double bay-fronted detached period property situated on a 0.54 Acre plot and is close to amenities within the popular market town of Dereham.

With easy road links to the A47, this home is ideal for those looking to commute to Norwich and have a growing family.

On the Ground Floor

As you enter, you are welcomed by a separate entrance hall.

Adjacent is a bay front living room, providing plenty of space in front of a cosy log burner.

Next is a formal dining room, matching the bay front and feature fireplace.

Further on, there is a sitting room overlooking the garden, a study for those who work from home and a cloakroom/WC with fitted bookshelves.

Furthermore, there is a fitted kitchen with a range of fitted units and roll edge worktop that opens to a breakfast room with feature fireplace, with the kitchen being complemented by a utility area; this space also provides internal access to the double garage.

A conservatory/sunroom can also be found that enjoys the stunning garden views.



On the Second Floor

Upstairs, are the four bedrooms, each being double in size.

Bedroom one benefits from a separate dressing area and en-suite shower room.

Bedroom two, currently used as the main bedroom due to its size, offers ample space, with storage area.

Next are bedrooms three and four, which also benefit from fitted storage, the bedrooms are serviced by a refitted four-piece bathroom suite.

Outside

Outside, to the front, is a stunning walled 'in and out' shingled driveway that provides ample off-street parking.

This leads to a double garage with electric up and over door plus pedestrian side access with gated access via the other side.

To the rear, is a fantastic open lawn of laid grass, flower beds, trees, shrubs, plus a patio area with inset pond.

There is also double gated side access and log store, plus an adjacent workshop with power and lighting and additional storage sheds.





Services

Gas central heating. Mains water, electricity and drainage are all 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 from Dereham town centre head along Wellington Road and then at the Maltings junction proceed straight over onto Neatherd Road. Continue round onto Crown Road and at the junction turn left onto Norwich Road where the property will be found on the left hand.



Useful Information (where is the nearest?)

Doctors – Orchard Surgery (0.8 miles)

Dentist – Bupa Dental Care (1.1 miles)

Hospital – Norfolk & Norwich University Hospital (13.5 miles)

Primary school – Kings Park Infant School (1.2 miles)

Secondary school – Neatherd High School (0.3 miles)

Train station – Wymondham (13.1 miles) or Norwich (20.8 miles)

Airport – Norwich International Airport (16.6 miles)

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 AD0460.



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

Approximate total area⁽¹⁾

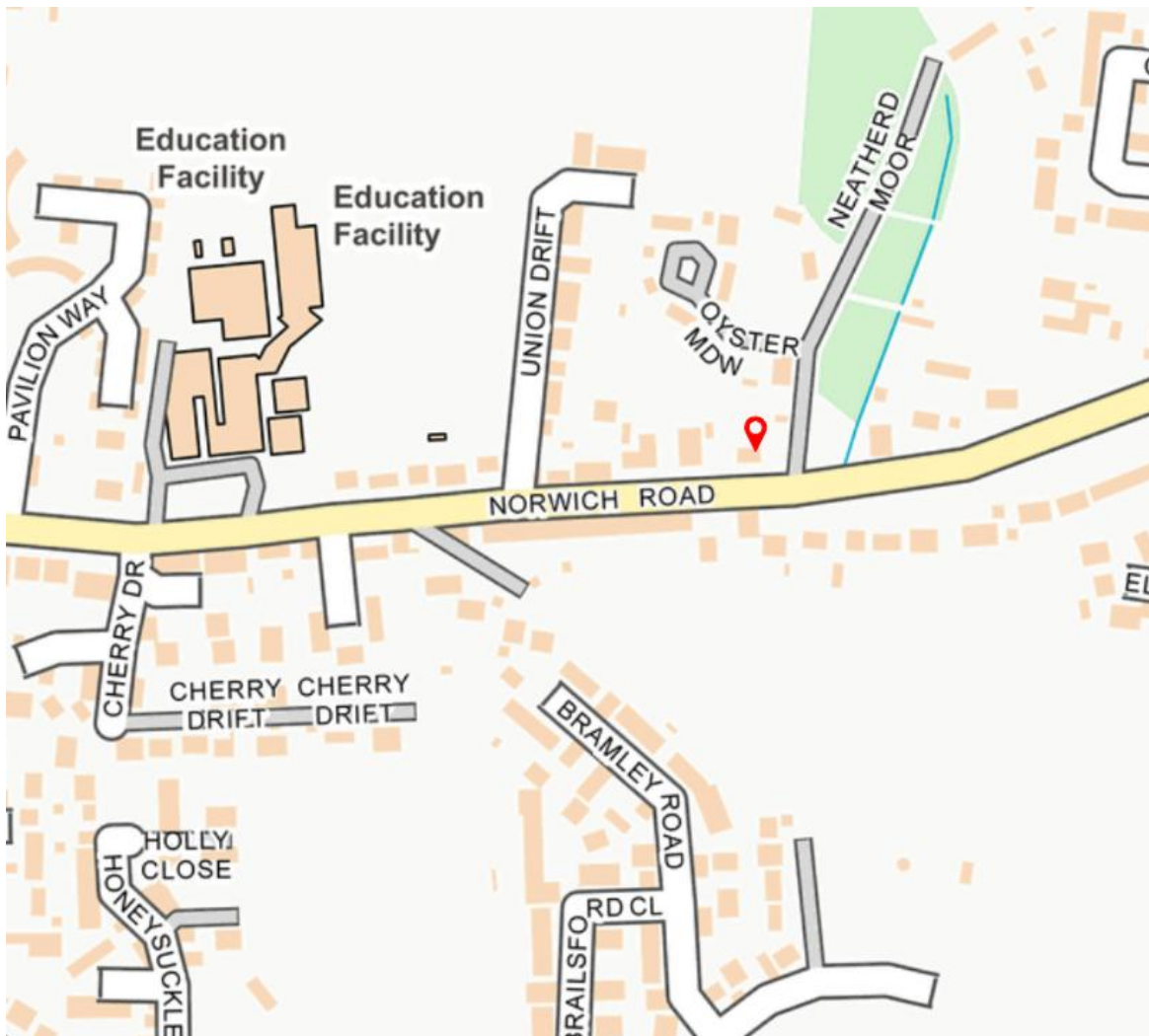
2742 ft²

254.4 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.

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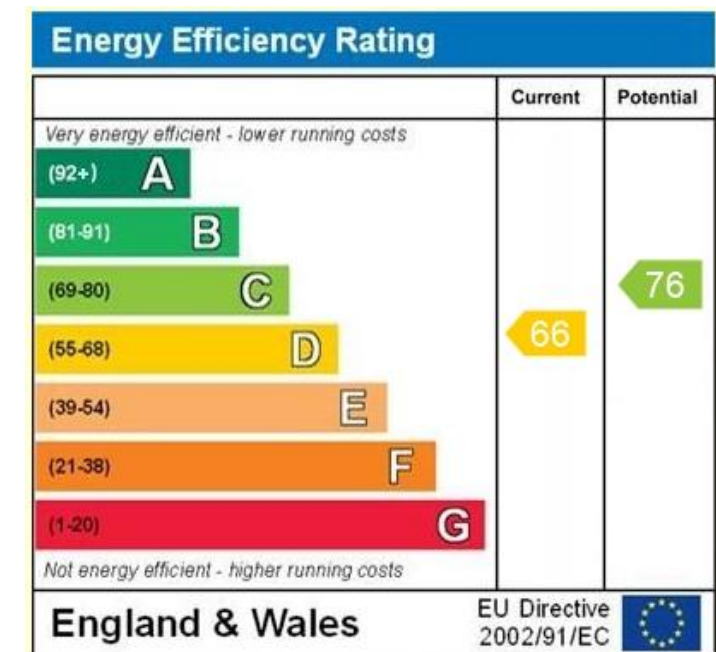
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

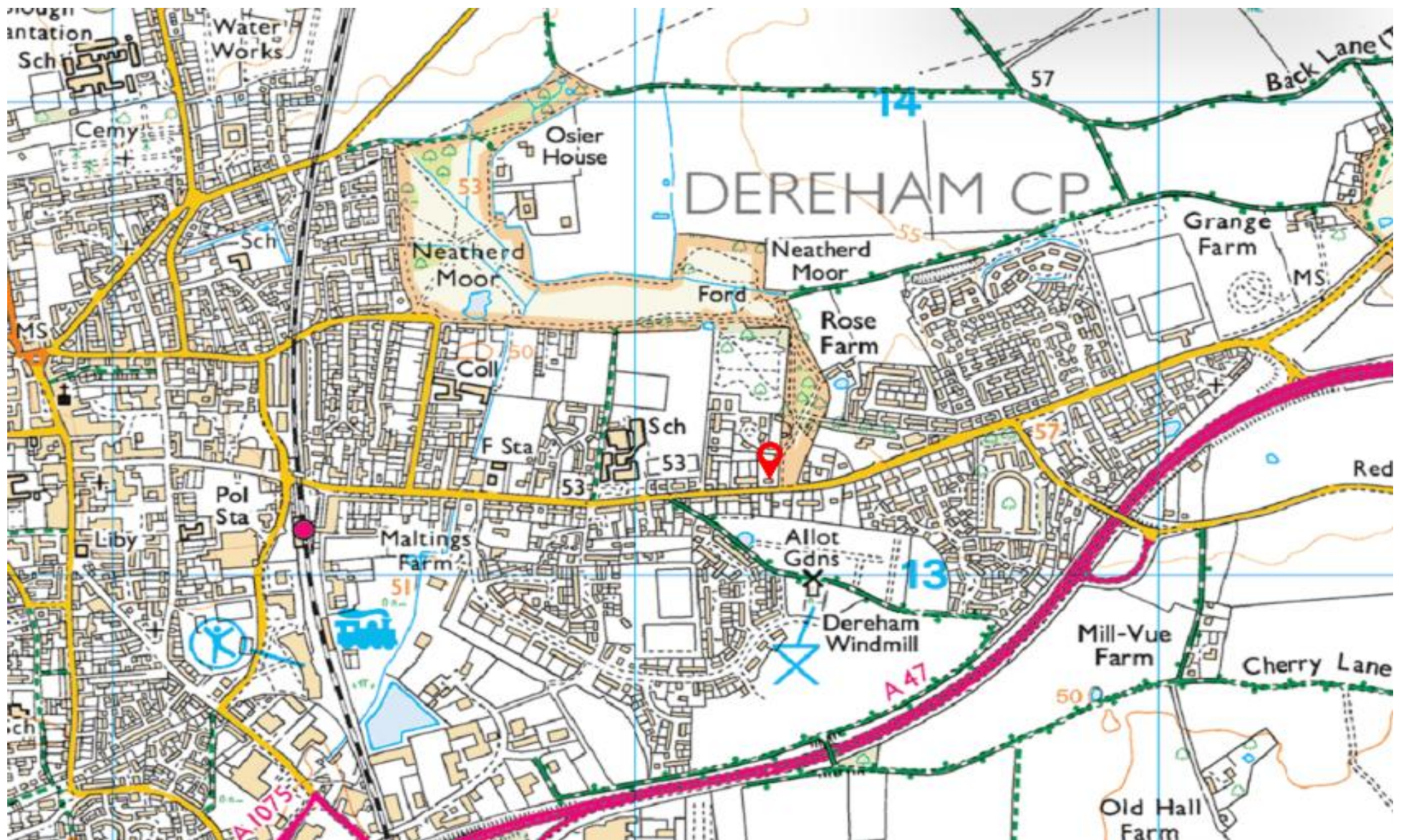
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at – <https://find-energy-certificate.service.gov.uk/energy-certificate/2214-9413-8110-2111-6027>



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