



156 Norwich Road

Guide Price £375,000 - £400,000

Situated within walking distance to amenities, is this spacious and well-appointed four-bedroom detached home.

Step inside to a welcoming entrance hallway, complete with a convenient downstairs cloakroom.

The property also benefits from a generous living room and a dedicated dining room, providing an ideal space for both everyday living and entertaining guests.

The heart of the home is the modern fitted kitchen, boasting fitted units, ample storage, and stylish finishes.

Upstairs, you'll find four bedrooms, including an en-suite shower room to the main bedroom, and a family bathroom to serve the remaining rooms.

Outside, the property benefits from an enclosed rear garden featuring a patio area, and to the front is a single garage and off-road parking.

Don't miss the opportunity to view this property—ideal for families or those seeking extra space in a well-connected location.

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 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 right hand side.

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

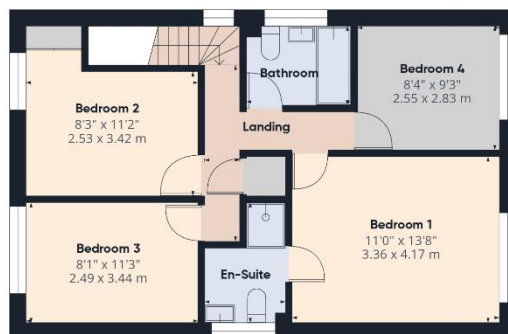
This property is being marketed by our Dereham office and the property reference is AD0463.

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 areaⁿ

1284 ft²

119.4 m²

Reduced headroom

11 ft²

1 m²

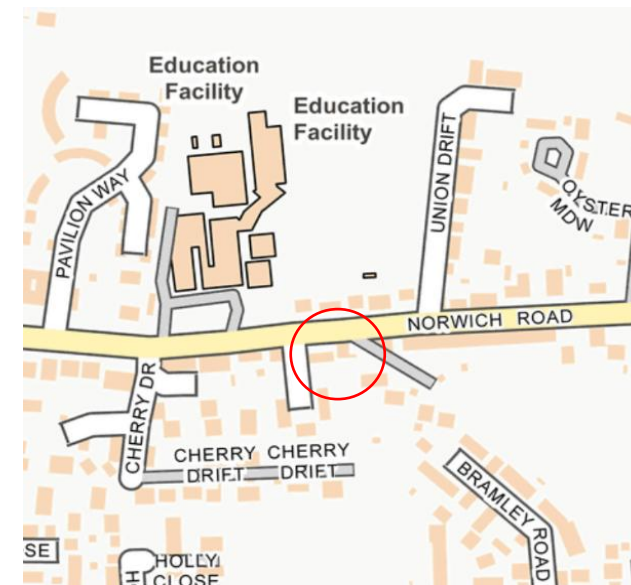
(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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