



62 Orchard Close

£270,000

Located in a popular village setting, this well-presented semi-detached house offers generous living space, modern finishes, and practical features perfect for family life.

Upon entering, you're welcomed by an entrance hallway leading to a convenient downstairs cloakroom, along with the stylish modern fitted kitchen with dining area. The living room boasts a wood burner, perfect for cosy evenings.

Upstairs, the property benefits from three double bedrooms, all serviced by a modern shower room.

Outside, you'll find an enclosed rear garden offering space for play, gardening, or outdoor dining. The addition of a large shed/workshop provides excellent storage or hobby space. To the front, is the driveway with ample off-road parking ensuring convenience for multiple vehicles.

This attractive home is situated in a sought-after location, offering a peaceful lifestyle while remaining within easy reach of amenities, schools, and transport links.

Services

LPG gas heating. Mains water, drainage and electricity are connected.



Situation

North Elmham is an attractive village with amenities. Located around 5 miles to the north of Dereham along the B1110, the village offers a Doctors surgery, primary school, two public houses (The Kings Head and The Railway Arms), and tennis club. The village further benefits from a large children's play area on the village green, a sports field for community use, many quiet public walks in the village which overlook the River Wensum, and a Post Office and a poplar Cafe known as the "T Post".

Directions

To find the property leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel onto Quebec Road. Proceed for approximately 5 miles into the village of North Elmham, continue past the Kings Head Public House and take the first turning right onto Eastgate Street. Take the right turning into Orchard Close and turn right again, where the property will be found on the right hand side after a short distance.

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 AD0471.

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.

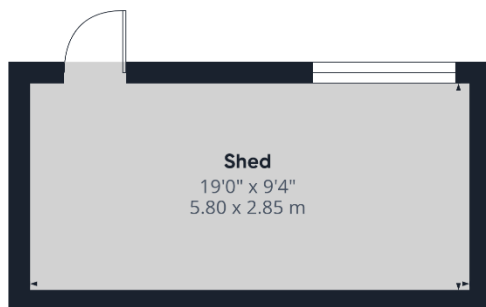




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

960 ft²

89.1 m²

Reduced headroom

2 ft²

0.2 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		
(69-80) C		76
(55-68) D	55	
(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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