



10 Smithtyne Avenue

Guide Price £240,000 - £250,000

Located in a sought-after residential area, this extended detached bungalow presents a fantastic opportunity for buyers looking to renovate and create their ideal home.

Offering spacious accommodation throughout, the property comprises two generously sized double bedrooms that are serviced by a bathroom suite, along with a bright living room, and a kitchen/dining area, providing an excellent space for family living and entertaining.

Externally, the property boasts a south facing rear garden, a single garage, and ample off-road parking, making it ideal for families or those needing extra space for vehicles.

Offered to the market with no onward chain, this is a great opportunity to acquire a detached bungalow with fantastic scope in a desirable location.

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

N.B. There is an electricity pole in the rear garden which Eastern Power Networks have a right of access to for maintenance when required.

N.B. Exchange of contracts is subject to a Grant of Probate.

This property is being marketed by our Dereham office and the property reference is AD0484.



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 North Norfolk coast is also within a 40 minute drive.

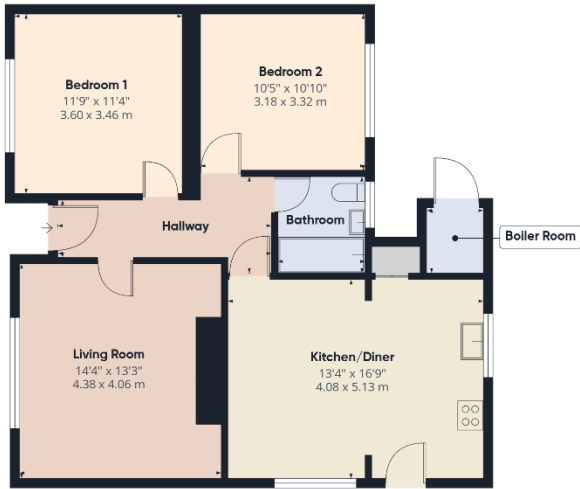
Directions

To find the property from Dereham town centre head out of the town along Yaxham Road. Proceed past Roys supermarket and under the A47 flyover in direction of Tesco. At the roundabout take the third exit, continuing for a short distance on Yaxham Road, before turning left into Handel Drive. Take the left turning onto George Borrow Road, followed by the left turning onto George Borrow Road, and the left turning onto Smithtyne Avenue. The property will be found at the end of the road identified by a Parsons & Company 'For Sale' board.

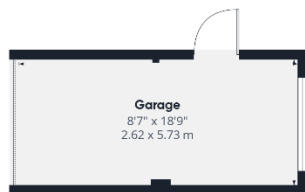
For further information and to arrange your viewing, please contact our friendly and professional staff.

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



Ground Floor Building 2

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Approximate total area^m
956 ft²
88.9 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		75
(55-68) D	61	
(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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