



8 Poplar Place

£300,000

An immaculately presented four bedroom detached house situated within a popular development in the sought-after market town of Dereham. This home was constructed in 2013 and is ideal for those looking to take the next step on the property ladder.

On the ground floor you are greeted with an entrance hall with cloakroom/WC, along with a generous living room that benefits from double patio doors leading to the garden. Further on, there is a stylish fitted kitchen, complemented with integrated appliances.

Upstairs, there are the four bedrooms, comprising of three doubles and a good size single room. Bedroom one boasts an en-suite shower room, with a stylish family bathroom servicing the other bedrooms.

Outside, the property benefits from a well-maintained and enclosed rear garden, along with a driveway for several vehicles.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0489.



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.

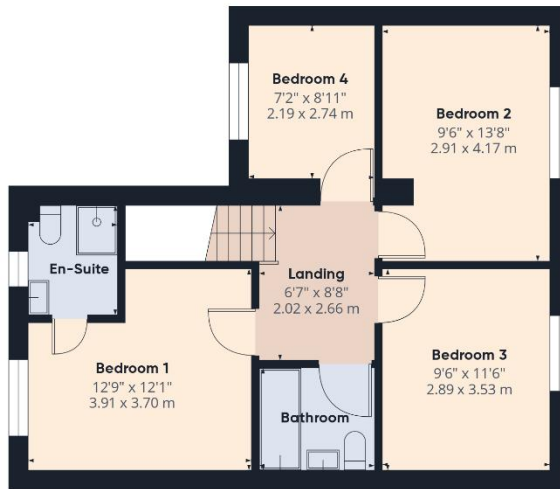
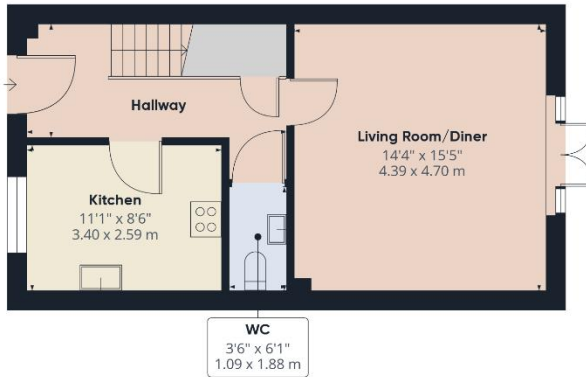
Directions

To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. At the junction turn left onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive. Take the first right hand turning onto Poplar Place, followed by the right turning at the junction 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.

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.





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Approximate total area^m
1031 ft²
95.7 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
<i>Very energy efficient - lower running costs</i>		TBC
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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