



8 Highfield Road

Guide Price £230,000 - £240,000

Located in a sought-after area close to Dereham town centre, this fully detached bungalow is perfect for those looking to downsize and enjoy convenient access to local amenities and nearby bus routes.

Step inside via the welcoming entrance porch, leading to a hallway with useful airing and storage cupboards. The heart of the home is a bright and generously sized living/dining room, with dual-aspect windows flooding the space with natural light. The traditional wood-effect kitchen offers a range of base and eye-level units, complemented by a side utility area with front and rear access.

The property boasts two well-proportioned double bedrooms, with the second bedroom opening directly onto the garden through patio doors. Both are served by a spacious four-piece bathroom suite.

Outside, the front garden has been designed for easy maintenance, featuring a shingled area, pathway to the front door, and established shrubs. To the rear, a patio leads down to a low-maintenance shingled garden, complete with a covered seating area and access to the garage and private driveway.

This attractive bungalow is offered with no onward chain and presents an excellent opportunity in a prime location.

Services

Gas central heating. Mains water, drainage, gas 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 North Norfolk coast is also within a 40 minute drive.

Directions

To find the property leave Dereham market place by bearing right at the war memorial, then immediately left along Theatre Street, at the crossroads with Cemetery Road turn left and continue up to the water tower, and turn left into Highfield Road where the property will be seen on the right hand side with a Parsons & Company 'For Sale' board erected for ease of identification.

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 AD0505.

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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. 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

1096 ft²
101.8 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	TBC	
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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