



43 Kings Park

Guide Price £260,000 - £270,000

Situated in a desirable residential area close to local schools and amenities, this generously proportioned semi-detached house offers stylish and versatile living space ideal for families or those seeking extra room.

The ground floor features a bright and inviting living room, complete with a built-in bar area, perfect for social gatherings and entertaining. A sunroom at the rear provides views over the enclosed garden. The kitchen with dining area offers ample space for family meals or entertaining guests.

Upstairs, the property boasts three double bedrooms, with bedroom 2 benefitting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the rear garden is enclosed and features a patio area. To the front, there is off-road parking for multiple vehicles.

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 North Norfolk coast is also within a 40 minute drive.

Directions

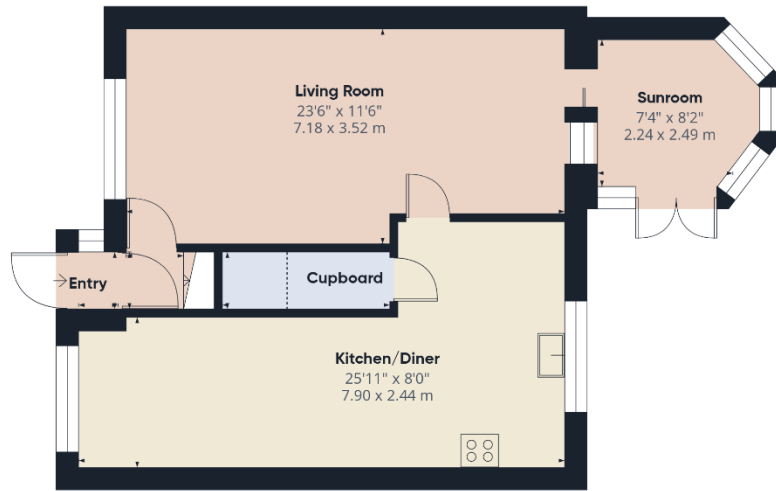
To find the property leave Dereham Market Place on Wellington Road. After a short distance turn left onto Kings Road, followed by the right into Kings Park. Follow the road round and the property will be found on the right hand side.

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

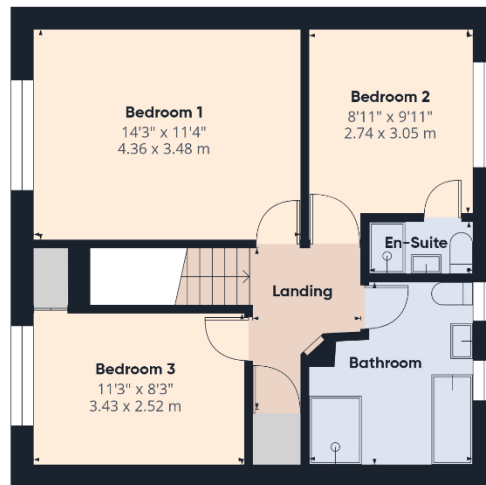
This property is being marketed by our Dereham office and the property reference is AD0509.

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

PARSONS
COMPANY

Approximate total area⁽¹⁾

1136 ft²
105.5 m²

Reduced headroom

10 ft²
0.9 m²

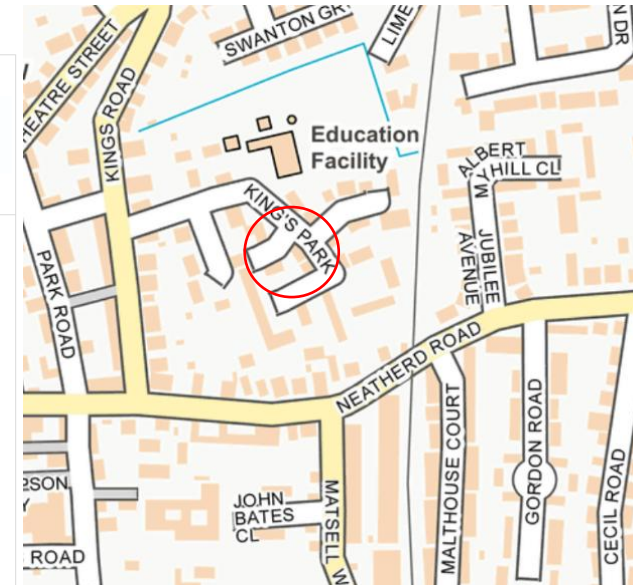
(1) Excluding balconies and terraces

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	88	91
(69-80) C		
(55-68) D		
(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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