





## 26 Brailsford Close

£375,000

Located in a sought-after area, this spacious and well-maintained detached house offers ideal family living with no onward chain.

The ground floor features a generous living room that flows into the dining room, and sunroom to the rear that benefits from views over the garden. The fitted kitchen comes with ample storage and worktop space and leads to an adjacent utility room with access door to the garage. The property also has the added benefit of a downstairs cloakroom.

Upstairs, the property has four bedrooms, with the main bedroom benefiting from an en-suite shower room and the family bathroom suite servicing the other bedrooms.

Externally, the home boasts a private and enclosed rear garden, along with a single garage and off-road parking.

Situated in a popular residential area, the property is close to local amenities and schools.

Offered with no onward chain, this home is ready for its new owners to move in and make it their own.

**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.

## Directions

From Dereham town centre, bear right at the War Memorial and continue over the crossing onto Wellington Road. Continue into Neatherd Road and at the traffic lights continue straight over. Continue onto Crown Road and proceed to the far end and take the left hand turn into Norwich Road. Take the right hand turning onto Greenfields Road and follow the road until the left hand turning onto Bramley Road. Turn left into Brailsford Close and the property will be found on the right hand side.

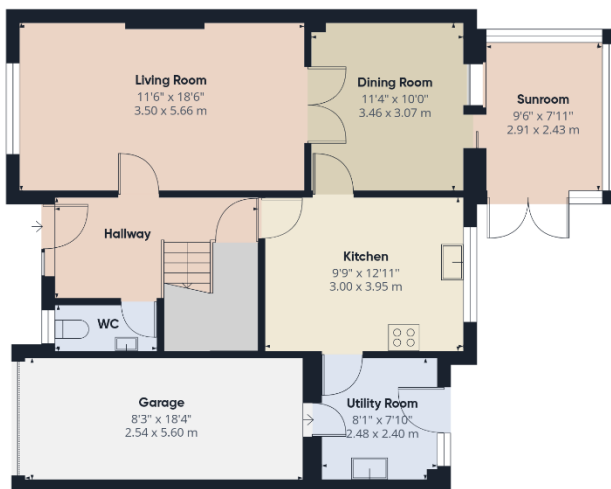
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0506.

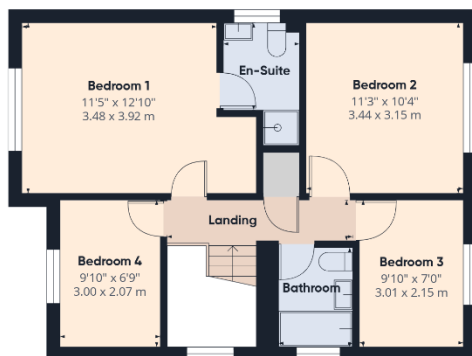
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

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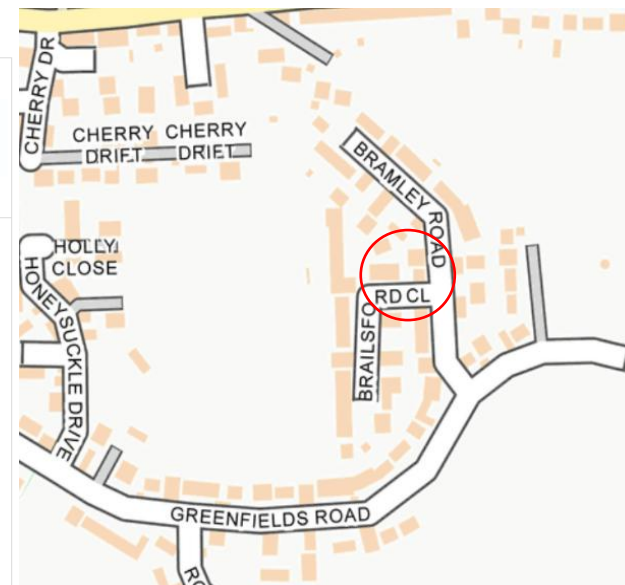
Approximate total area<sup>m</sup>

1423 ft<sup>2</sup>  
132.1 m<sup>2</sup>

(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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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