



8 Bell Close

Guide Price £230,000 - £240,000

This semi-detached home offers spacious and versatile living, ideal for families or first-time buyers.

The property features an open-plan living room and dining area, creating a welcoming space perfect for relaxing or entertaining, along with a fitted kitchen providing plenty of storage and workspace.

Upstairs, you'll find three bedrooms serviced by the shower wet room, while a ground floor WC adds extra convenience.

Outside, the property benefits from an enclosed rear garden complete with a patio area, along with off-road parking and a single garage to the front.

Situated in a popular and convenient location, the home is close to local amenities, schools, and transport links.

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



Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

To find the property leave Dereham Market Place by turning left at the war memorial roundabout onto Swaffham Road. Continue into Scarning and take the left hand turning onto Chestnut Road, followed by the second right turning onto Allwood Avenue. Take the first left turning onto Steward Way, followed by the right hand turning into Bell Close, where the property will be found in the corner 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 AD0524.

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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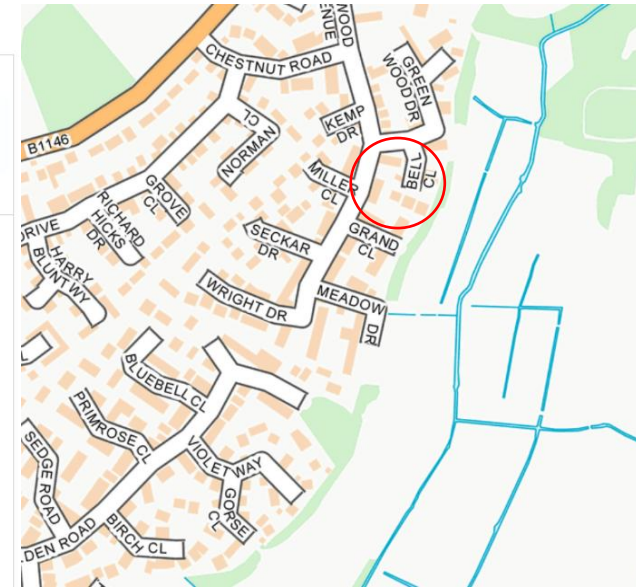
Approximate total area^m

855 ft²
79.4 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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