



7 Town Lane

Guide Price £350,000 - £375,000

A well-presented four-bedroom detached chalet bungalow situated rurally in the quaint village location of Garvestone; ideal for those looking for a versatile family home with field views.

As you enter the property, you are greeted with a spacious central hallway with double storage cupboard and staircase. Adjacent is a cosy living room with log burner. Next is bedroom three, a double sized room with fitted wardrobes, and bedroom four that is currently used as a study. These rooms are serviced by a family bathroom suite with electric shower over the bath. There is a cottage-style kitchen with a range of fitted units at base and eye level and access to the rear garden. Benefitting from a separate dining room that leads to a sun room with access to the garage and opening to a stunning garden.

Upstairs, you'll find two double bedrooms and a small storage cupboard on the landing. Bedroom one benefits from an en-suite shower room and walk-in wardrobe, and both bedrooms have eaves storage access and are complemented by countryside views.

Outside to the front is a private shingled driveway that provides ample of off-street parking and access to a double length garage. To the rear, is a raised patio, established garden beds, a lawned area and side access to the front.

Services

Oil central heating. Mains water and electricity are connected. Private septic tank.



Situation

Garvestone is a semi-rural Breckland village found on the B1135, located 7 miles equally between the towns of Dereham and Wymondham. The village offers a primary school, village hall and church, whilst nearby Hingham and Mattishall also offers daily amenities.

Directions

To find the property from Dereham town centre head along the Yaxham Road and head under the A47 flyover and railway crossing. At the roundabout take the B1135 signposted for Wymondham and continue along through the villages of Yaxham and Whinburgh. Continue into Garvestone and after passing the village hall and Church, take the left turning onto Town Lane 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.

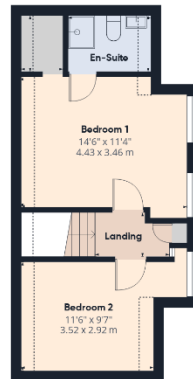
This property is being marketed by our Dereham office and the property reference is AD0448.

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⁽¹⁾

1521 ft²
141.2 m²

Reduced headroom

56 ft²
5.2 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		
(69-80) C		78
(55-68) D	58	
(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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