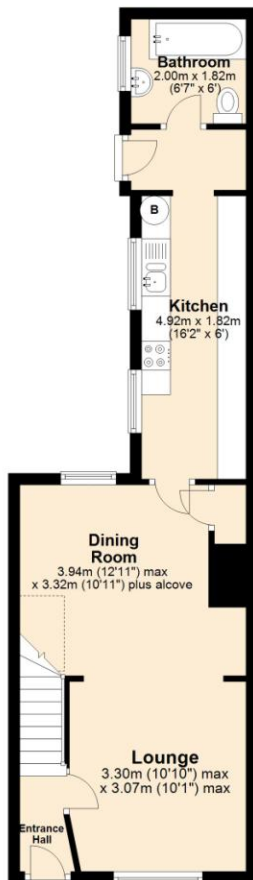


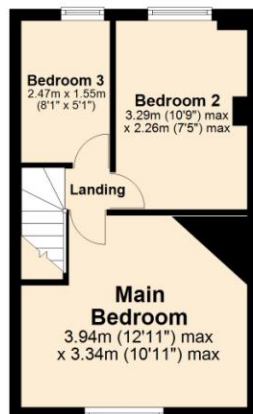
### Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



### First Floor

Approx. 26.4 sq. metres (283.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 sq. feet)

### OUTSIDE

The property is fronted by a side-by-side shingle area providing off-road parking. A gate and covered passageway to the left-hand side is shared with the neighbour and leads through to a private wooden gate into the approx. 9'1" x 16' enclosed rear garden. This section of garden comprises a patio abutting the house with shingle beds flanking a stepping-stone path leading to the lawn with mature borders. A further approx. 23' x 9' patio runs alongside the kitchen and bathroom.

### AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

### DIRECTIONS

Leave Dereham town centre via Norwich Road and cross the enthusiast-run Heritage railway line. Turn left into Crown Road where the property can be found on the left-hand side opposite the car dealership.

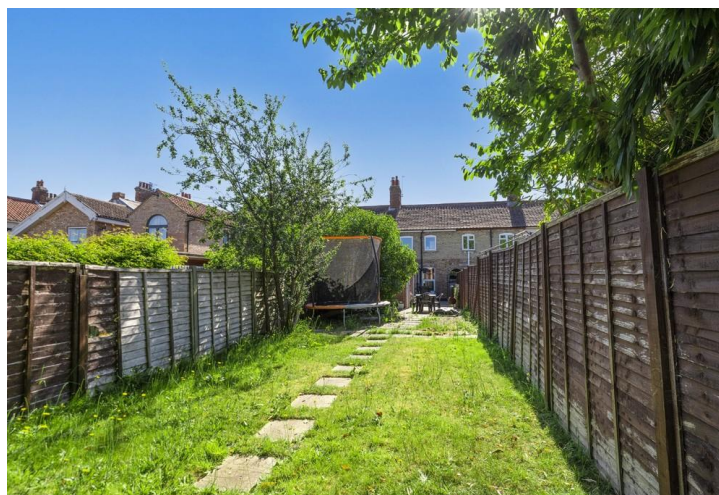
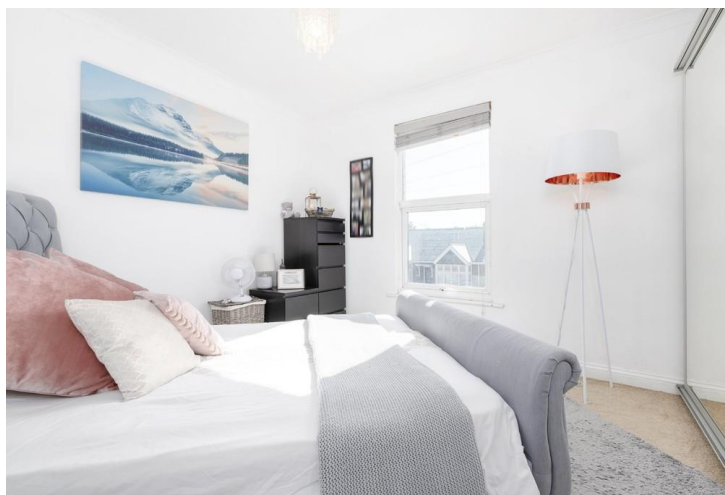
### LOCAL AUTHORITY

Breckland

### COUNCIL TAX BAND

A

**Energy Efficiency Rating** Current D 65 Potential B 84



**01603 760 770**  
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www.dragonflylettings.com  
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This 3 bedroom mid-terrace period property is ideally located for the town centre, beautiful Neatherd Moor and local schools. The property has been updated to provide attractive living spaces including an open plan lounge and dining room, plus a galley kitchen and ground floor bathroom. Outside benefits from off-road parking and 91' rear garden.

**Crown Road**  
Dereham | Norfolk | NR20 4AE

**£950 pcm**



Attractive mid-terrace period property in a convenient location  
3 bedrooms including a 12'11 main bedroom and 10'9 bedroom 2

16'2 galley kitchen features white gloss units  
and generous work surfaces

Well-proportioned lounge opening to a 12'11 dining room  
with storage

Ground floor bathroom with concealed shower over the bath

Gas central heating via a Combi boiler and double glazing

Off-road parking on a shingled parking area to the front

Enclosed 91' rear garden with lawn and patio

Within easy reach of the 6th Form Centre, High Schools  
and Neatherd Moor

Available now!

