



Sunset, Heath Road

Guide Price: £300,000-£325,000

Set back and slightly elevated from the road, this three-bedroom detached bungalow offers a fantastic opportunity for those looking to downsize and make it their own.

The accommodation includes an entrance hall, a bright living room, and a fitted kitchen featuring a charming brick archway, with steps leading down into the dining area—ideal for family meals or entertaining. From the dining area, there is direct access to the garage and a utility room to the rear.

There are three bedrooms, serviced by a family bathroom, with bedrooms two and three both benefitting from fitted wardrobe space.

Externally, the property sits on a generous plot of approx. 0.21 acres with garden space to the front and side, and access all around the bungalow. The elevated position allows for lovely views of the nearby lake and there is off-street parking for multiple vehicles.

With excellent potential and a desirable setting, a viewing is highly recommended.



Services

Oil central heating. Mains water, drainage and electricity are connected.

Situation

Elsing is a quaint village and just a short distance from the village of Lyng, that offers a shop, cafe, primary school and the renowned Fox public House. The Market Towns of Reepham and Dereham, which offer many facilities, lie only approximately six miles away.

Directions

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Leave Reepham Market Place on the B1145 towards Bawdeswell and at the junction of the A1067 turn left then immediately right and follow the road for approx.. 1.8 miles into the village of Elsing. At the T-junction turn right onto Mill Street leading onto Rectory Road and follow for approximately 0.6 miles until you reach the crossroads. Turn left and the property will be located on the left- hand side, clearly identified by Parsons and Company 'For Sale' Board.

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

This property is being marketed by our Reepham office and the property reference is AR0217.

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.





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Approximate total area^m
1134 ft²
105.3 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		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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