



19 Brookside

Guide Price £230,000 - £240,000

Offered to the market with no onward chain, this spacious link-detached bungalow presents a fantastic opportunity for those seeking comfortable single-storey living in a well-established setting.

Offering well-proportioned accommodation throughout, the property is ideal for downsizers, retirees, or anyone looking for a home with excellent potential.

The accommodation is centred around a generous 'L'-shaped living and dining room, providing a versatile space for both relaxing and entertaining. A fitted kitchen offers ample storage and workspace, while the adjoining bright sunroom enjoys pleasant views over the rear garden and creates the perfect spot to unwind throughout the year.

There are two spacious double bedrooms, both offering comfortable accommodation, served by a well-appointed bathroom suite.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space that is easy to maintain and ideal for enjoying the warmer months.

To the front, there is off-road parking leading to a garage with electric door, offering additional storage or secure parking.

With its practical layout, excellent outside space, and the added advantage of no onward chain, this delightful bungalow is ready for its next owners to move straight in and make it their own.



Services

Oil central heating.

Mains drainage, electricity, and water are connected.

Situation

North Elmham is an attractive well served village with Doctors surgery and a variety of shops.

The village is situated 5 miles north of Dereham where there are further amenities.

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 AD0673.

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 he 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.





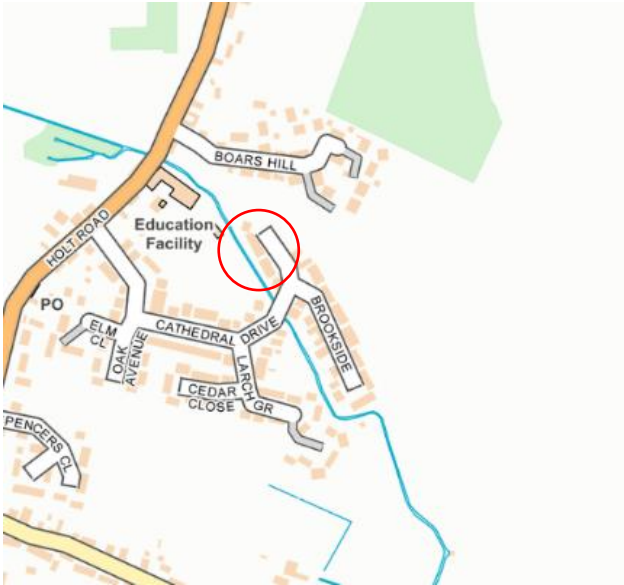
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Approximate total area^m
1004 ft²
93.3 m²

(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		74
(55-68) D	62	
(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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