



12 Burtontyne Avenue

Offers In Excess Of £290,000

Discover this beautifully presented detached bungalow, offering stylish, modern living in a highly sought-after location.

The welcoming living room features an elegant feature fireplace, creating a warm and inviting space to relax. The heart of the home is the extended and contemporary kitchen/diner, thoughtfully designed with modern fittings and ample room for both cooking and dining.

The property boasts two generous double bedrooms, both well-proportioned and filled with natural light, along with a sleek and stylish bathroom suite finished to a high standard.

Outside, you'll find a well-maintained and enclosed rear garden, ideal for outdoor dining, entertaining, or simply unwinding. To the front, is the driveway providing off-road parking and leading to a single garage for additional storage or parking.

Situated in a popular location close to a range of local amenities, this exceptional bungalow perfectly blends comfort, convenience, and modern living, making it an ideal choice for a variety of buyers.

Services

Gas central heating. Mains electricity, water and drainage connected.



Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Directions

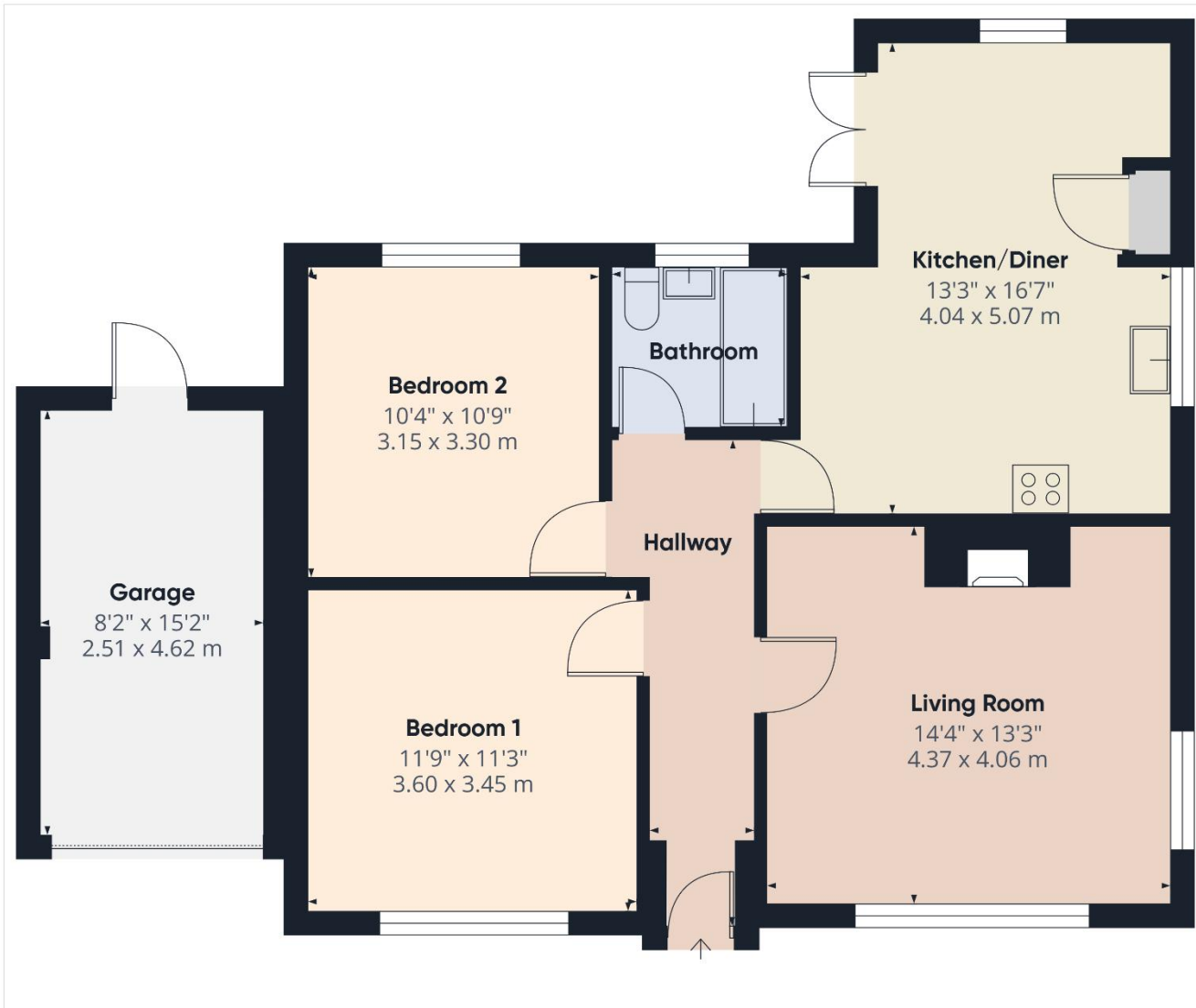
To find the property from Dereham town centre head out of the town along Yaxham Road. Proceed past Roys supermarket and under the A47 flyover in direction of Tesco. At the roundabout take the third exit, continuing for a short distance on Yaxham Road, before turning left into Handel Drive. Take the left hand turning onto Burtontyne Avenue, where the property will be found on the right hand side identified by a Parsons & 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 Dereham office and the property reference is AD0535.

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.





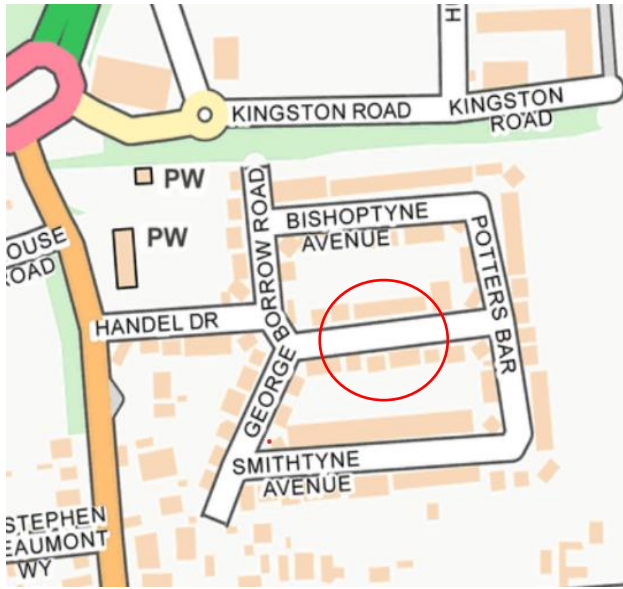
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Approximate total area^m
873 ft²
81.3 m²

(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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Dereham Office
37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk