



# 17 Wallace Close

Offers In Excess Of £350,000

This spacious detached family home is situated in a popular and well-regarded location, offering generous and well-balanced accommodation throughout.

The ground floor comprises a living room and a separate dining room, ideal for both everyday family living and entertaining. The fitted kitchen provides ample storage and workspace, while a convenient ground floor WC adds to the practicality of the home.

Upstairs, the property boasts four bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom suite. Bedrooms one and two further benefit from fitted wardrobe space, offering excellent storage solutions.

Externally, the property features an enclosed rear garden, perfect for outdoor dining and family enjoyment. Additional benefits include a single garage and off-road parking.

This is an excellent opportunity to acquire a versatile and comfortable family home in a sought-after area.

## Services

Gas central heating. Mains drainage, electricity, and water are connected. Boiler is in warranty until August 2027 and the property has a water softener.



## Situation

Dereham is a Breckland market town located in the heart of Norfolk and offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

## Directions

To find the property leave Dereham Market Place on Swaffham Road and proceed past the George Hotel. At the traffic lights, turn right onto Sandy Lane, followed by the third left hand turning onto Wordsworth Drive. Proceed onto Mountbatten Drive and at the junction turn left onto Dunlop Road. At the junction, turn right onto Wallace Close and take the immediate left turning. At the end of the road, turn left and the property is the first on the left 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 AD0587.

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.





PARSONS  
COMPANY

Approximate total area<sup>(1)</sup>

1157 ft<sup>2</sup>  
107.3 m<sup>2</sup>

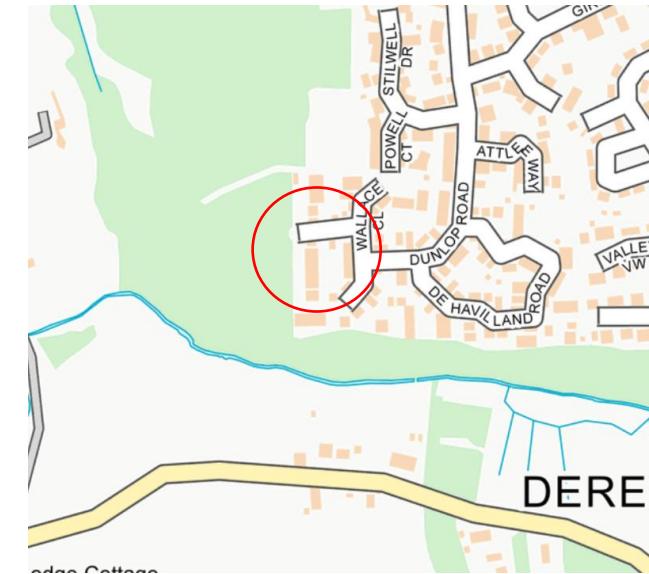
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

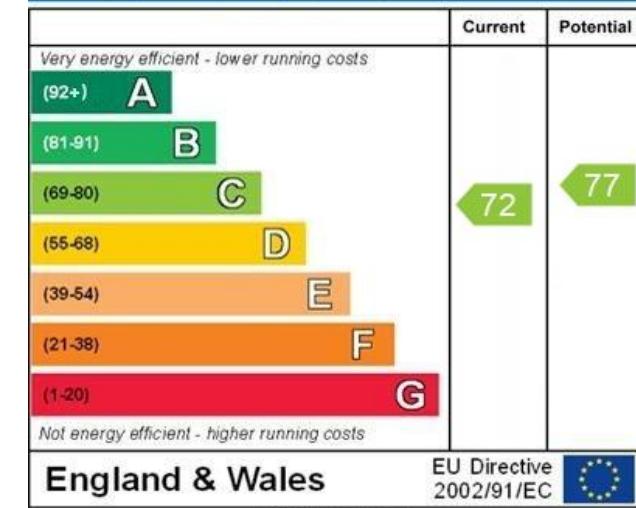
Reduced headroom  
..... Below 5 ft/1.5 m

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



### 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

