



## 14 Birch Close

Guide Price £240,000 - £250,000

Situated in a popular residential location, this spacious three-bedroom semi-detached family home offers well-proportioned accommodation throughout and is ideal for growing families.

The ground floor comprises a welcoming entrance hall, a generous living/dining room providing ample space for both relaxation and entertaining, a fitted kitchen with a range of wall and base units, and a convenient ground floor cloakroom.

To the first floor, there are three bedrooms and a family bathroom suite.

Externally, the property benefits from a driveway to the front providing off-road parking, while the enclosed rear garden offers a private outdoor space perfect for families, gardening enthusiasts, or summer entertaining.

### Services

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



## Situation

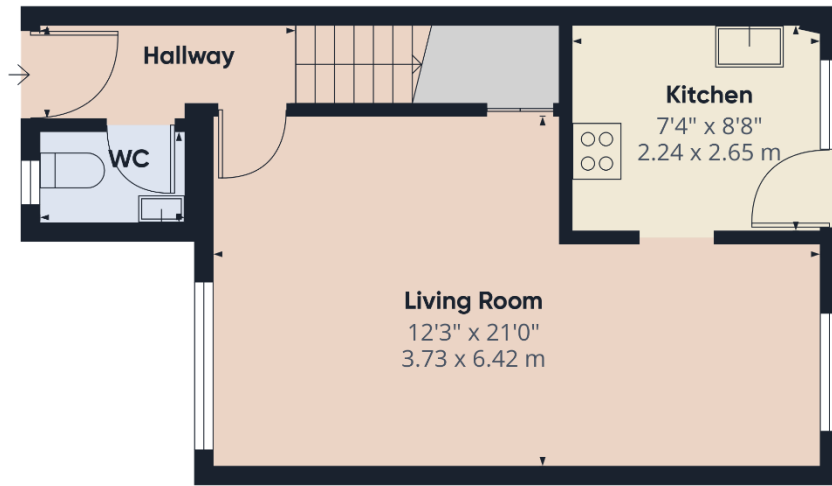
The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

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

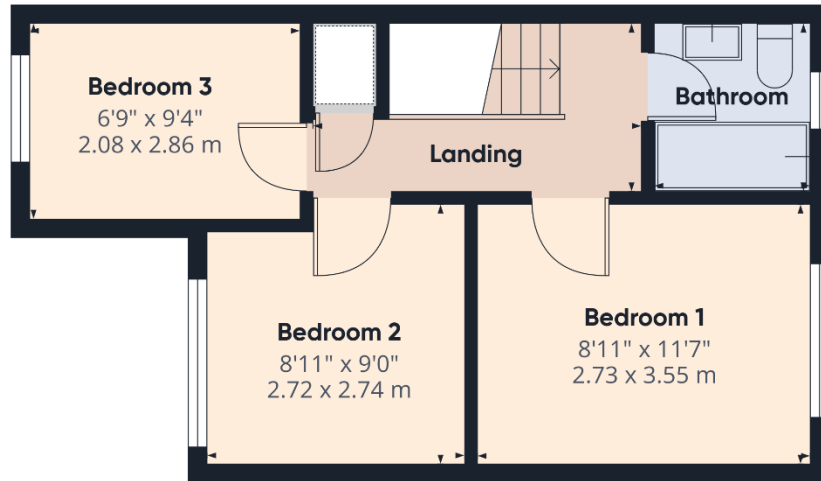
This property is being marketed by our Dereham office and the property reference is AD0587.

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.





Ground Floor



Floor 1

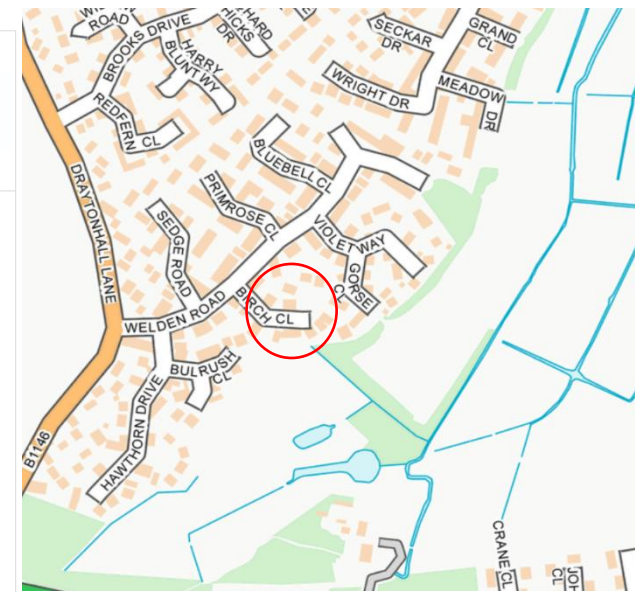


Approximate total area<sup>1)</sup>  
682 ft<sup>2</sup>  
63.3 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

#### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk



#### Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk