



7 Alexander Way

Guide Price £220,000 - £230,000

This spacious semi-detached house offers well-proportioned accommodation, ideal for families or those seeking a comfortable home.

Upon entering, you are welcomed by an entrance hallway leading through to a generous open plan living and dining area, providing an ideal space for both relaxing and entertaining.

The fitted kitchen has range of units and ample workspace, with a back door to the garden.

The property comprises three bedrooms, along with a bathroom suite, completing the internal accommodation.

Externally, the home benefits from an enclosed rear garden, perfect for outdoor enjoyment.

Additional features include an integral garage and off-road parking.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0591.

N.B. Please note some rooms have been enhanced by AI and therefore, may not be completely accurate.



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 property is on a main bus route, with multiple bus stops with short walking distance. The North Norfolk coast is also within a 40 minute drive.

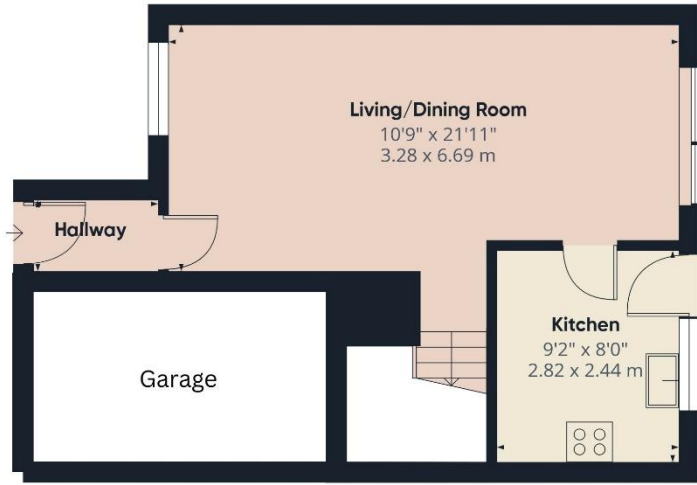
Directions

To find the property leave Dereham Market Place by bearing left at the War Memorial and proceed down Swaffham Hill. At the bottom turn right onto Sandy Lane and turn left onto Girling Road. Proceed past the park and take the right hand turning into Alexander Way where the property will be found at the end of the cul-de-sac on the left hand side identified by a Parsons & Company 'For Sale' board.

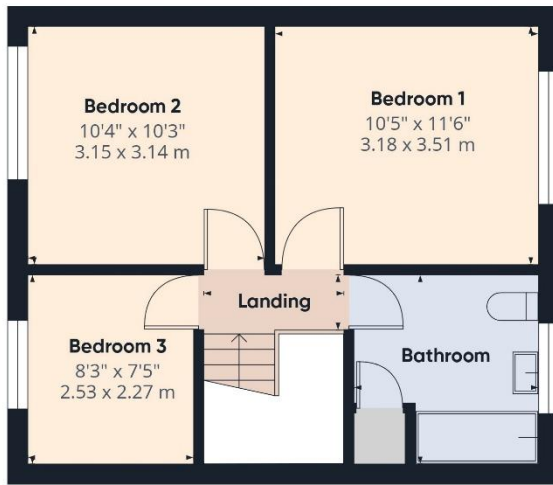
For further information and to arrange your viewing, please contact our friendly and professional staff.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor



Floor 1



PARSONS
COMPANY

Approximate total area^m
740 ft²
69 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		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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