



11 Sheddick Court

Offers In Excess Of £325,000

This well-presented detached bungalow offers generous living space and a flexible layout, ideal for those seeking comfortable single-storey living.

The property features two well-proportioned double bedrooms, a bright living room, a separate dining room, and additional sitting room/bedroom 3, providing plenty of space for relaxation and entertaining. The fitted kitchen offers ample storage and worktop space, perfectly suited for modern living.

The property further benefits from a four-piece bathroom suite, and shower enclosure and separate WC to the main bedroom.

Outside, the property boasts an enclosed rear garden, a single garage and driveway, providing off-road parking and additional storage options.

Situated in a popular and well-connected location, this charming bungalow is close to local amenities, shops, and transport links—making it an excellent opportunity for a range of buyers.

Services

Gas central heating. Mains water, drainage, and electricity are 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, leave Dereham Market Place and turn right at the George Hotel onto Quebec Road. Take the second left turning onto Sheddick Court. Take the first right turning and follow round, where the property will be found at the end of the road.

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 AD0522.

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

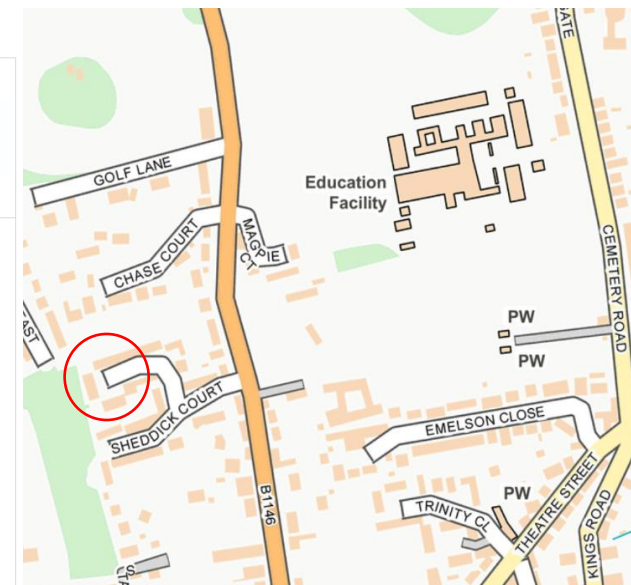
1089 ft²

101 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		82
(69-80) C		
(55-68) D	66	
(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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