



homeworks
estate agent



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Wensum Drive, North Elmham, Dereham, NR20 5HL

Guide Price £375,000

4 2 2



- WELL-PRESENTED & SPACIOUS FAMILY HOME IN A POPULAR VILLAGE
- 24'3 KITCHEN/DINING ROOM • 22'3 SITTING ROOM
- 18'8 SNUG/OFFICE WITH WOOD BURNER
- FAMILY BATHROOM OFF-LANDING & DOWNSTAIRS CLOAKROOM
- AMPLE DRIVEWAY PARKING & GARAGE
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER BEDROOM
- ENCLOSURE REAR GARDEN
- ** GUIDE PRICE £375,000 - £385,000 **



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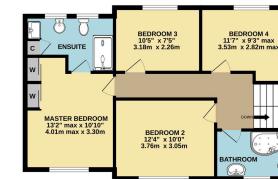
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** YOUR NEXT FAMILY HOME ** A WONDERFUL OPPORTUNITY TO PURCHASE THIS SPACIOUS HOME IN A POPULAR VILLAGE. WITH FOUR DOUBLE BEDROOMS | 24'3 KITCHEN/DINING ROOM | 22'3 SITTING ROOM | 18'8 SNUG/OFFICE WITH WOOD BURNER | EN-SUITE TO THE MASTER BEDROOM | FAMILY BATHROOM OFF-LANDING & DOWNSTAIRS CLOAKROOM | ENCLOSED REAR GARDEN | AMPLE DRIVEWAY PARKING & GARAGE | ** GUIDE PRICE £375,000 - £385,000 **



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is the copyright of homeworks estate agent. Made with Interio 0220

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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