PARSONS & COMPANY

34, Hornbeam Drive Dereham, Norfolk, NR20 3FQ

Guide Price £180,000 - £190,000



34 Hornbeam Drive

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This well-presented two-bedroom mid-terraced home is conveniently positioned within a short drive of the town centre and offers modern, practical accommodation.

The ground floor features a bright and inviting open-plan kitchen/living area, with doors opening directly onto the rear garden, creating a sociable space for both everyday living and entertaining. A convenient ground-floor cloakroom completes the downstairs accommodation.

Outside, the property benefits from a rear garden, along with off-road parking for two vehicles to the rear.

An ideal opportunity for first-time buyers, downsizers or investors, combining comfortable accommodation with a convenient location.

Services

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

N.B. It should be noted that the photographs were taken before the current tenancy and therefore, could be subject to change.

N.B. It should be noted that the property is currently tenanted until early January 2027 therefore this would be the earliest completion date.







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.

Directions

To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. Take the left hand turning onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive where the property will be found on the right hand side identified by a Parsons 'For Sale' board.

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 AD0685.

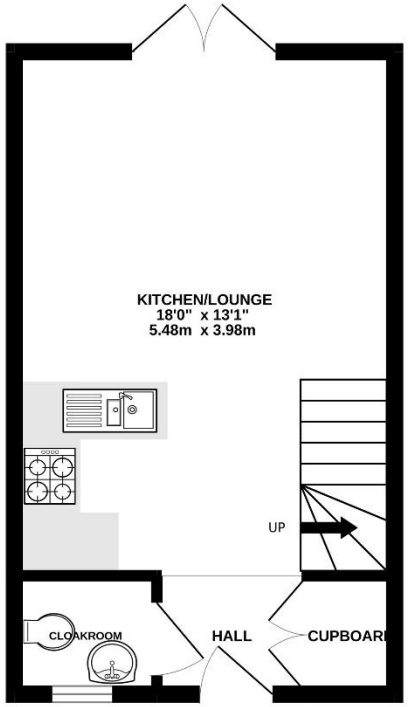
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically 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.



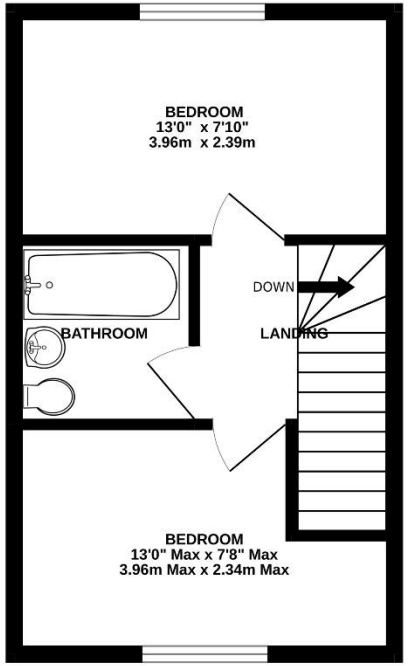




GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



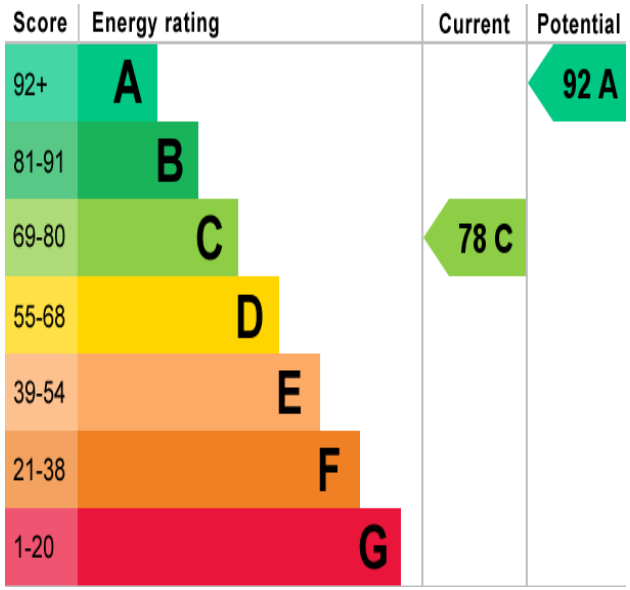
1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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