



56 Greenfields Road

Guide Price £375,000 - £400,000

Nestled in a popular location, this spacious detached bungalow offers versatile living accommodation ideal for families or those seeking single-level living.

The property features a bright and welcoming living room that opens into the dining area, creating a perfect space for entertaining or relaxing. A conservatory extends from the dining room, providing additional living space and views of the rear garden.

The fitted kitchen is well-appointed with ample storage and worktop space, complemented by an adjacent utility room for added convenience.

There are three generous double bedrooms, including an en-suite shower room to the main bedroom, along with a family bathroom servicing the other bedrooms.

Outside, the property enjoys a large driveway providing ample off-road parking and access to a garage. The enclosed rear garden is designed for ease of maintenance, offering a private outdoor space to relax and enjoy.

Ideally situated close to local schools, shops, and amenities, this home is offered to the market with no onward chain, making it a fantastic opportunity for a swift and hassle-free move.

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

N.B. Please note exchange of contracts is subject to a Grant of Probate.



N.B. Due to the nature of the sale, this property is 'sold as seen' as we have limited property information.

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

From Dereham town centre, bear right at the War Memorial and continue over the crossing onto Wellington Road. Continue into Neatherd Road and at the traffic lights continue straight over. Continue onto Crown Road and proceed to the far end and take the left hand turn into Norwich Road. Take the right hand turning onto Greenfields Road and follow the road where the property will be found on the right 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.

This property is being marketed by our Dereham office and the property reference is AD0521.

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.

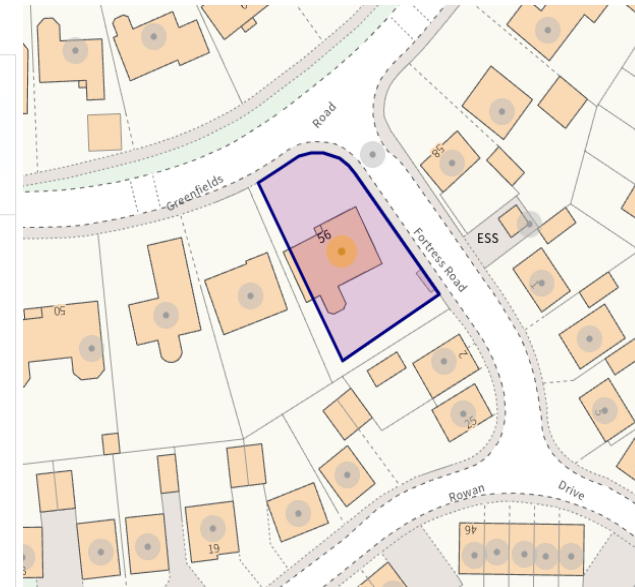


Approximate total area^m
1551 ft²
144 m²

(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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(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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