



6 Brookside

£299,995

This beautifully presented two-bedroom link-detached bungalow offers spacious and versatile accommodation, complemented by a delightful rear garden and an attractive village setting.

Internally, the property features a modern fitted kitchen alongside a generous living room, where a feature fireplace creates an inviting focal point.

There are two well-proportioned bedrooms and a stylish shower suite, while a charming garden room to the rear is accessed via the office space and provides an additional space to relax and enjoy views across the garden.

Outside, the property continues to impress with a well-maintained and enclosed rear garden, offering a variety of established planting and areas to enjoy the outdoors.

A particularly appealing feature is the sitting area positioned beside the stream to the rear, creating a peaceful spot for relaxing or entertaining.

To the front, a driveway provides off-road parking and access to a garage (20'11" x 9'2" - larger than a single garage).

Situated within a popular village location, this attractive bungalow combines comfortable single-storey living with a wonderful outside space and is sure to appeal to a range of buyers.



Services

Oil central heating. Mains water, drainage, and electricity are connected.

Situation

North Elmham is an attractive well served village with Doctors surgery and a variety of shops. The village is situated 5 miles north of Dereham where there are further amenities.

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 AD0713.

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.





PARSONS
COMPANY

Approximate total area^m
1021 ft²
94.9 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk