



18 Festival Road

Guide Price £260,000 - £270,000

Nestled in the heart of a popular village location, this spacious semi-detached house offers an ideal opportunity for families or first-time buyers seeking a comfortable home with modern conveniences and traditional charm.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the property. The light and airy living room, complete with a fireplace, provides a cosy yet generous space for relaxing or entertaining.

The modern fitted kitchen offers ample storage and workspace, perfect for everyday family life or hosting gatherings. Completing the ground floor is a convenient WC.

Upstairs, there are three well-proportioned bedrooms and a stylish bathroom suite, ideal for a growing family.

Externally, the property benefits from an enclosed rear garden with patio areas, providing a safe and private outdoor space for children, pets, or summer dining.

Offered to the market with no onward chain, this attractive home combines space, style, and character, making it a must-see for anyone looking to move to this desirable village.

Services

Air source heating. Mains water, drainage, and electricity are connected.



Situation

Billingsford is a wide spread village and is situated mid way between the larger villages of Bawdeswell and North Elmham where there are excellent local shops, primarily schools and other facilities. Reepham is about 6 miles north east and Dereham about 6 miles south west.

Directions

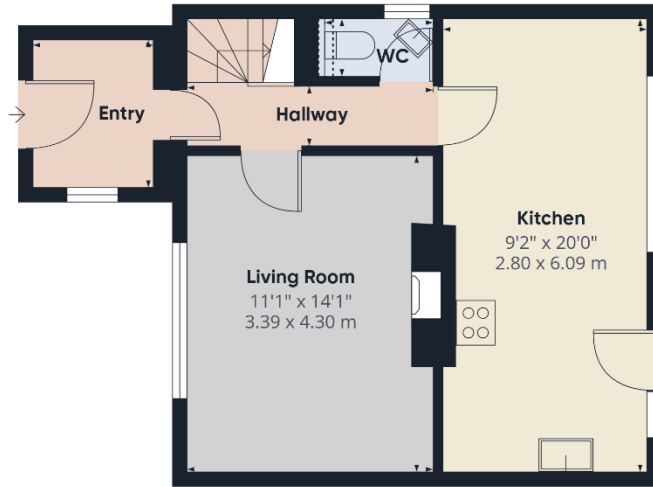
To find the property leave Dereham Market Place by bearing left at the War Memorial and then turning right opposite The George Hotel onto Quebec Road, proceed for 5 miles to North Elmham and turn right in front of The Kings Head Public House. Proceed on the Street and take the right hand turning onto Festival Road, where the property will be found on the left hand side.

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 AD525.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
806 ft²
74.9 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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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