



42 Norwich Road

Guide Price £260,000 - £270,000

This extended end-terraced home offers spacious accommodation, ideally suited to first-time buyers, growing families, and investors alike. Situated in a popular residential location within walking distance of a range of local amenities, the property combines practical living space with outdoor facilities.

The ground floor comprises a spacious living room, perfect for relaxing and entertaining, together with a modern fitted kitchen featuring a dining area that provides an ideal space for family meals and social gatherings.

Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with en-suite, complemented by a contemporary family bathroom.

Externally, the rear garden offers excellent outdoor space and benefits from an external WC and a versatile summer house, ideal for use as a home office, gym, or hobby room. Further benefits include a garage and private driveway providing ample off-road parking.

Conveniently located close to local shops, schools, transport links, and everyday amenities, this attractive home presents an excellent opportunity for those seeking comfort, convenience, and additional living space.



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 connections from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Services

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

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 AD0649.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area¹⁾
 1213 ft²
 119.3 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.

GRAFFIC360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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