



8 Wisteria Close

Guide Price £350,000 - £375,000

This spacious detached family home offers versatile accommodation throughout, ideal for modern family living.

The living room enjoys direct access into the bright sunroom, creating the perfect space for relaxing or entertaining guests. A separate dining room provides flexibility for formal dining, a home office, or playroom, while the fitted kitchen is complemented by a practical utility room and convenient ground floor WC.

Upstairs, the property boasts four well-proportioned bedrooms, all with built-in storage. The main bedroom benefits from an en-suite, alongside a family bathroom serving the remaining bedrooms.

Externally, the home benefits from an enclosed rear garden, ideal for children and outdoor entertaining, together with a garage and driveway providing ample off-road parking.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a spacious family home in a sought-after location.

Services

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



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.

Directions

To find the property 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, followed by the left hand turning into Wisteria Close. After number 7, turn left and the property will be found on the right 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 AD0634.

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⁾
1506 ft²
139.8 m²

¹⁾ Excluding balconies and terraces

Calculations reference the 400 IPMS 3L standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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