



Olney Road, Dereham, NR19 2BZ

welcome to

Olney Road, Dereham

A rarely available 1930s detached bay-fronted bungalow, ideally located on a quiet no-through road in the heart of Dereham. Offering flexible accommodation with up to four bedrooms, off-road parking, and a delightful established garden with views towards the parish church, this charming home combine



A Rarely Available 1930s Detached Bungalow in the Heart of Dereham

William H Brown are delighted to present this rarely available 1930s detached bay-fronted bungalow, ideally situated in the very centre of Dereham on a quiet no-through road. The property benefits from off-road parking to the side and enjoys a charming established garden with attractive views towards the parish church.

Offering flexible and well-proportioned accommodation, the bungalow features up to four bedrooms, with one room currently being used as a dining room. The property also boasts a spacious kitchen/breakfast room, making it an ideal home for families, downsizers, or those seeking versatile living space.

This characterful bungalow represents a rare opportunity to acquire a well-positioned home in one of Dereham's most sought-after central locations.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Webdor Olney Road, Dereham

- Rarely available 1930s detached bungalow
- Prime central Dereham location
- Quiet no-through road setting
- Bay-fronted living room
- Up to four bedrooms/flexible accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM109748 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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