





## 108 Southend

### Guide Price £260,000 - £280,000

A spacious extended three double-bedroom semi-detached house situated within walking distance to Dereham town centre. The property has been heavily extended with a generous double storey extension to the rear, ideal for a growing family.

As you enter, there is a separate entrance hall that immediately leads you to a fitted kitchen, and there is plenty of potential to make this your own.

Next, there is a door that leads to the integral garage that offers ample storage, that also provides access to a WC/Cloakroom and a versatile room that could be used as a utility or study. Further on, there is a fantastic living/dining room offering ample space, and also benefits from patio doors leading to the garden.

Upstairs, are three double bedrooms, with bedroom one being complimented by fitted wardrobes and a four-piece en-suite comprising of a shower cubicle, panelled bathtub, pedestal wash basin and low-level flush WC. A re-fitted shower room suite services the two remaining bedrooms.

Outside, to the front, is a driveway that provides off-street parking for two vehicles, additionally there is side access to the garden and garage which benefits from an electric roller-shutter door. To the rear, is a private garden with patio leading to laid to lawn grass, flowerbeds, shrubs and greenhouse. This property is offered with no onward chain.

**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 connection from the town centre connecting the nearby villages.

## Directions

To find the property leave Dereham Market Place via Church Street, pass Bishop Bonners Cottage and at the T junction turn right onto Southend. The property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

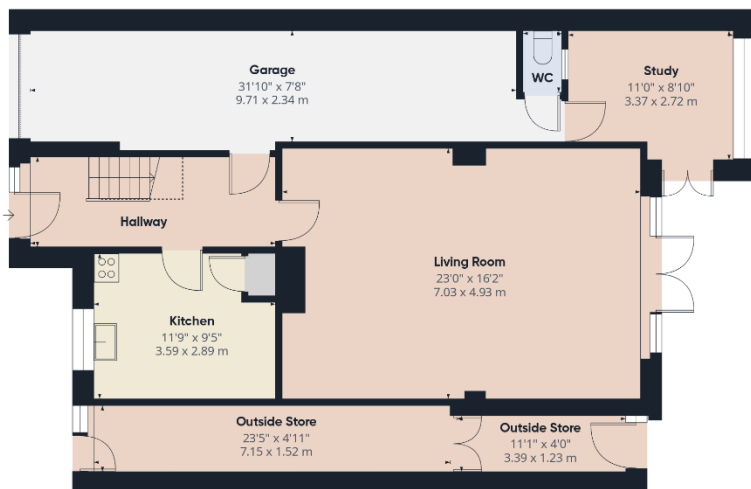
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0426.

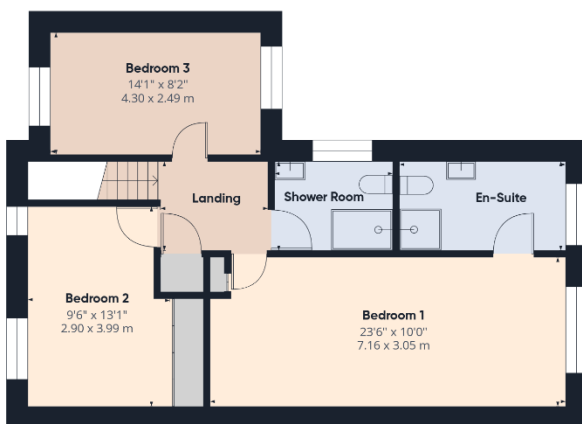
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

**PARSONS**  
— COMPANY —

**Approximate total area<sup>(1)</sup>**

1742 ft<sup>2</sup>  
162 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

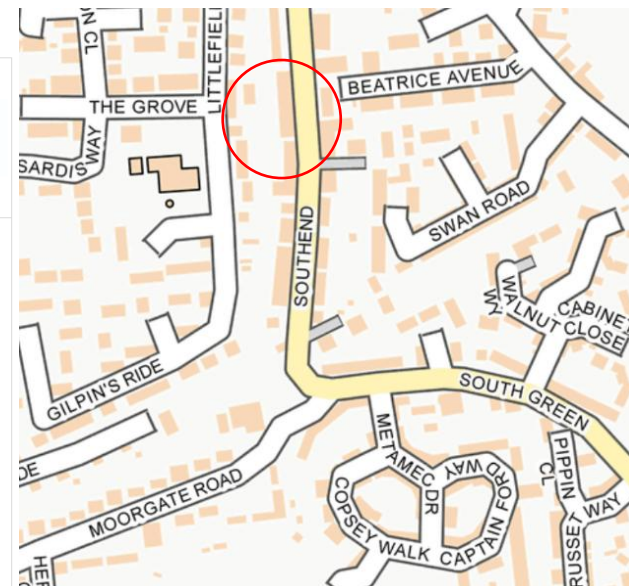
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Dereham Office**

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

**PARSONS**  
— COMPANY —

**Reepham Office**

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk