



13 Stigands Gate, Dereham

Guide Price £200,000

Minors & Brady



13 Stigands Gate

Dereham

Guide Price: £200,000 - £220,000. This semi-detached house is situated down a cul-de-sac, in a convenient location, offering a practical home with potential. Inside, there is a living room with a dining area, along with a fitted kitchen that could benefit from updating. At the rear, a sunroom provides a bright space overlooking the garden. Upstairs, the property features three bedrooms, including two doubles and a smaller room suitable as a single bedroom or office. The bathroom comprises of a three-piece suite. Outside, there is an enclosed rear garden, a single garage, and off-road parking for multiple vehicles. While the home is in need of some updating, it presents a great opportunity to create a comfortable living space in a sought-after area.

- Guide Price: £200,000 - £220,000
- This semi-detached house is situated in a popular and well-regarded location, with easy access to local amenities and transport links
- The living room flows into a dining area, creating a versatile space for both relaxing and family meals
- The fitted kitchen is functional and offers scope to modernise according to personal taste
- At the rear, a sunroom provides a bright, airy space overlooking the garden
- Upstairs, there are three bedrooms, including two generous doubles and a smaller third room that could be used as a single bedroom or home office
- The bathroom comprises of a three-piece suite with a shower attachment and fully tiled walls
- The property benefits from a fully enclosed rear garden, offering privacy and outdoor space
- A single garage is included, along with off-road parking that can accommodate multiple vehicles
- Gas central heating is installed throughout, providing reliable warmth all year round





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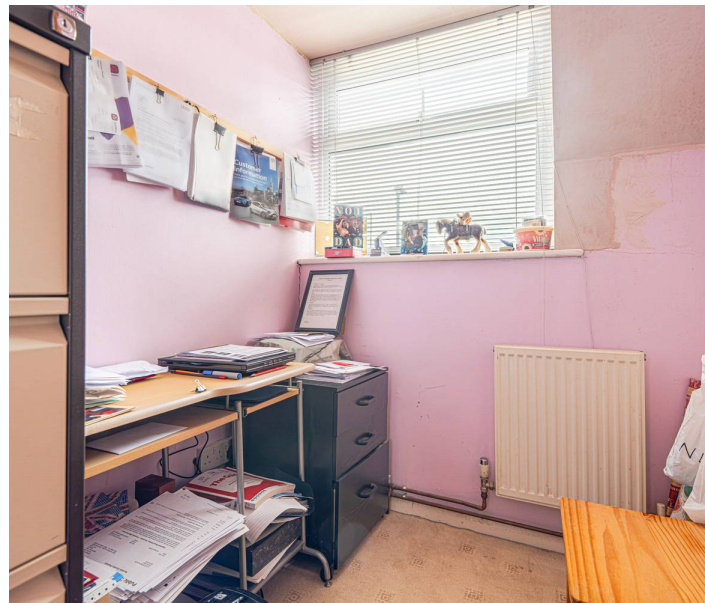
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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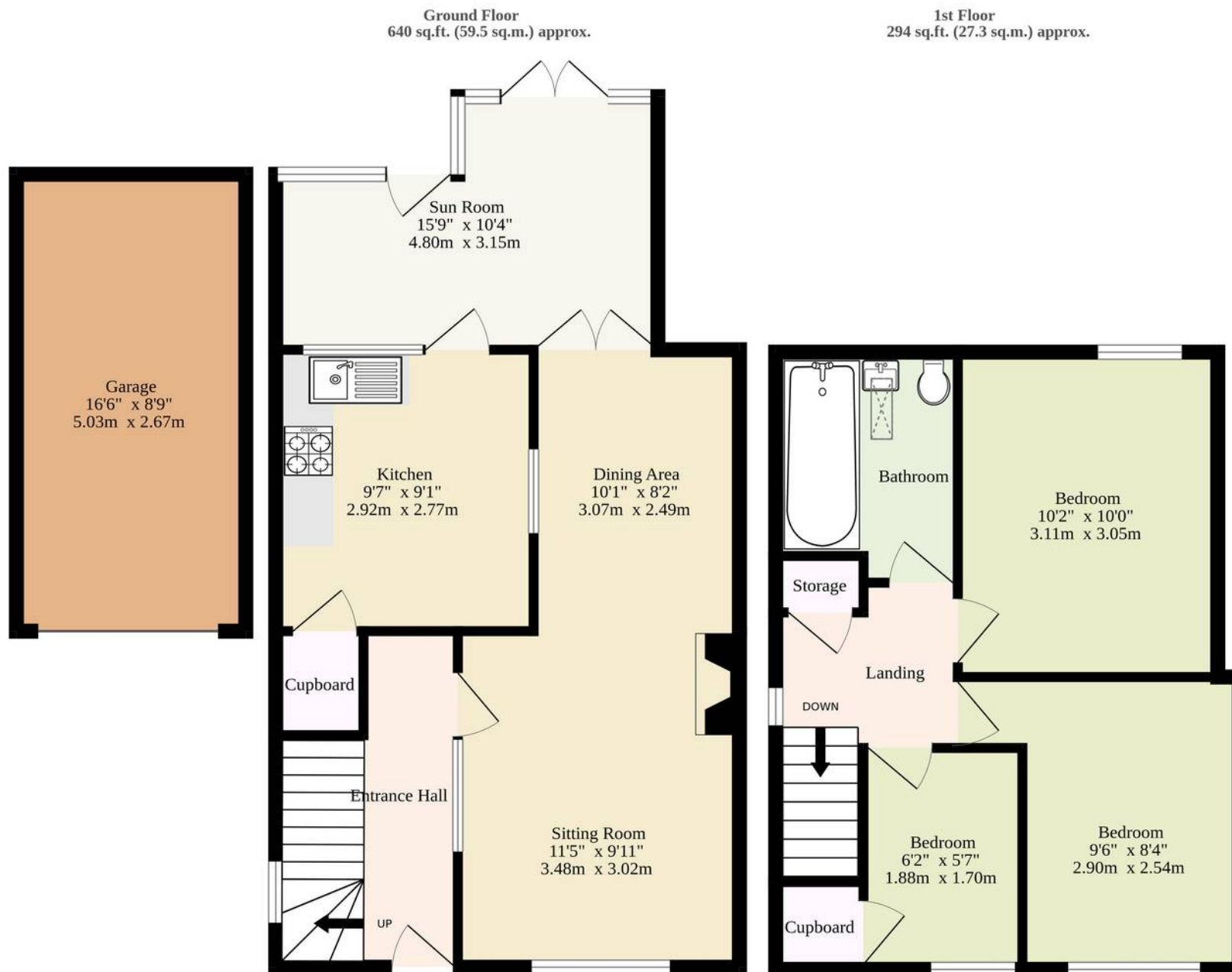
The Location

Stigands Gate is a well-situated residential street in Dereham, a thriving market town located in the heart of Norfolk. This sought-after location offers a strong sense of community and convenient access to a wide range of local amenities. Just a short distance away lies Dereham town centre, where residents can enjoy a variety of independent shops, national retailers, cafés, and restaurants.

For day-to-day essentials, there are several nearby supermarkets including Tesco, Morrisons, and Lidl.

Families will appreciate the proximity to well-regarded educational facilities, including local nurseries, Dereham Infant School, Dereham Junior School, and Northgate High School, all within easy reach. Healthcare needs are well-served with local GP practices such as Dereham Surgery and Theatre Street Medical Centre, as well as the nearby Dereham Hospital offering community health

M&B



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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