



8 Briar Close

Guide Price £260,000 - £270,000

A well presented three bedroom detached bungalow situated within a cul-de-sac location in the popular market town of Dereham.

This property is well positioned for access to a bus stop and is ideal for someone looking to downsize their home.

You are welcomed by an entrance hall, providing access to a spacious living room, along with a fitted kitchen with side door access.

Further on, there are three bedrooms, with bedroom 1 benefitting from an en-suite shower room and the others being serviced by a bathroom suite. To the rear is a sunroom that is accessed via bedroom 3/dining room, and enjoys views over the rear garden.

Outside, to the rear, is an enclosed and well-maintained garden, with a external WC, good size shed/workshop and a side door into the garage.

To the front, is a driveway providing off-street parking, along with a garage and front garden.

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, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Directions

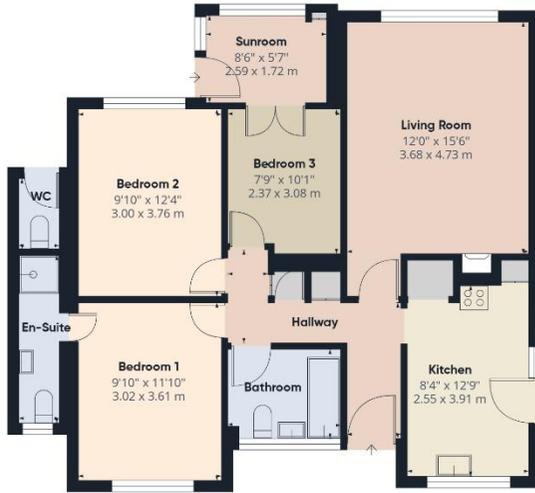
To find the property from the town centre, take the third exit on the war memorial roundabout and join Wellington Road which joins onto Neatherd Road. At the traffic lights carry on straight ahead and follow round onto Crown Road. At the junction take the left hand turning and proceed along Norwich Road. Turn left onto Windmill Avenue, followed by an immediate left hand turning and follow round to Briar Close. 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 AD0581.

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



Ground Floor Building 2

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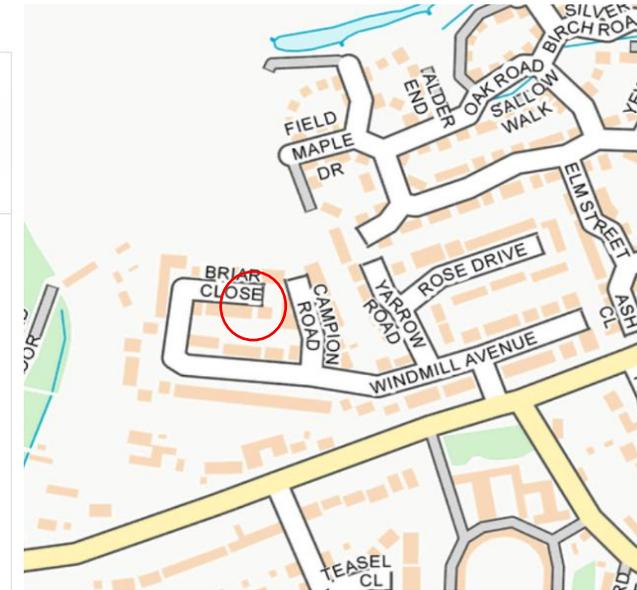
Approximate total area^m

997 ft²
92.8 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		TBC
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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