



20 Crispin Road, Dereham

Guide Price £400,000 - £425,000

This stunning detached family home offers spacious, versatile accommodation finished to a high standard throughout, perfectly suited to modern family living. Upon entering, you are welcomed by a bright entrance hallway with a convenient ground floor WC.

The ground floor features a formal dining room, a separate office ideal for home working, and a stylish fitted kitchen complete with a central island, creating a fantastic hub for both everyday life and entertaining. The living room provides a warm and inviting space, enhanced by a sleek built-in electric fireplace.

Upstairs, the property boasts four well-proportioned bedrooms, including a main bedroom with a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms, all finished with clean, stylish fittings. Outside, the enclosed rear garden offers a private and secure space for relaxation or outdoor dining.

Further benefits include a double garage, ample off-road parking, and a highly sought-after location with quick and easy access to the A47, making this an ideal home for commuters and families alike.

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 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 and follow the road. Take the right hand turning onto Rowan Drive, followed by the right turning onto Crispin Road, where 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.

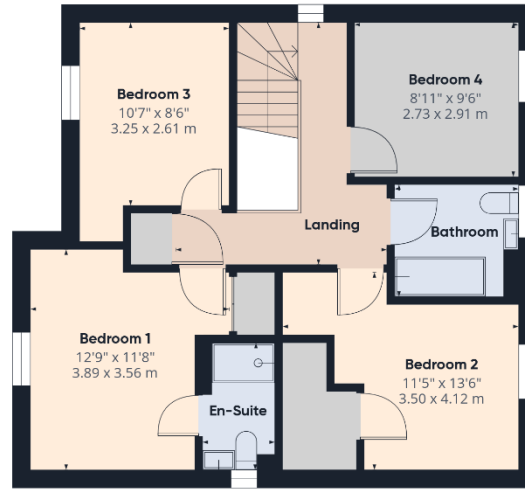
This property is being marketed by our Dereham office and the property reference is AD0561.

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.

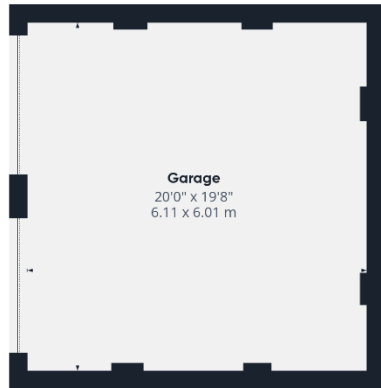




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

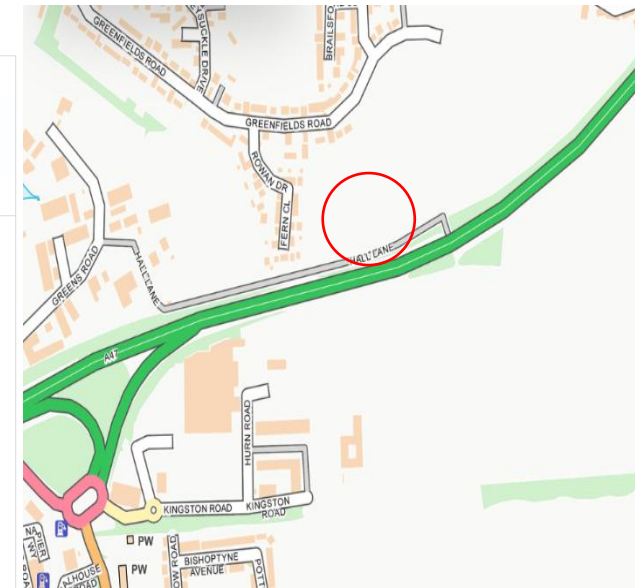
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Approximate total area^m
1652 ft²
153.5 m²

(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 | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (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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