

27 | Sandy Lane East | Dereham | NR19 2ED

Guide Price £280,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £280,000 - £290,000
- Beautifully presented three bedroom end terrace house
- Over 1,100 sq ft of accommodation with generous outdoor space
- Impressive 22'9 kitchen/diner with large island seating area
- 15'9 lounge with feature dual facing wood-burning stove
- Modern family bathroom with shower over bath, plus downstairs WC
- Three generous double bedrooms, all accessed off the landing
- 23' insulated garden room with heating & WC, currently used as a beauty room
- Generous rear garden with decked seating area, enclosed children's play area and lawn
- Ample off-road parking & large timber shed

About the Property

If you're looking for a home that offers plenty of space both inside and out, this beautifully presented three bedroom property is well worth a look. With over 1,100 sq ft of accommodation, generously sized rooms throughout, a substantial rear garden and the added benefit of a separate garden room, currently used as a beauty room, there's plenty to offer here. Finished to a high standard throughout, the property offers far more than you might initially expect.

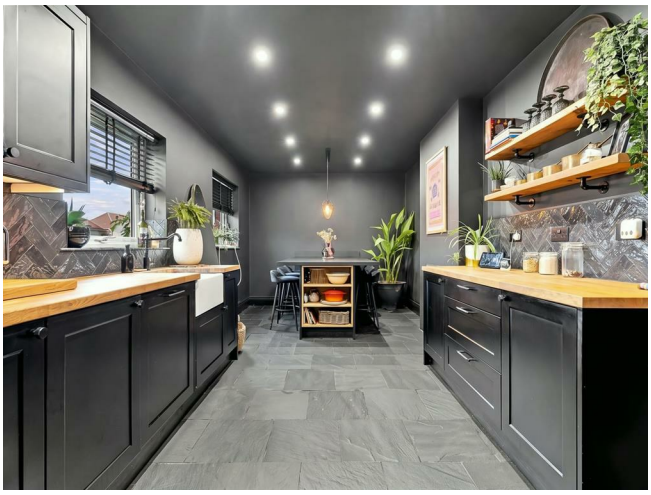
The accommodation begins with an entrance porch leading into the hallway, with access to the 15'9 lounge, featuring a dual-facing wood-burning stove shared with the kitchen/diner. To the rear is the impressive 22'9 kitchen/diner, featuring a large island unit with built-in storage and seating, creating a great space for everyday family life and entertaining. Leading off the kitchen is a separate utility area and downstairs WC.

Upstairs are three generous double bedrooms and a family bathroom fitted with a bath and shower over. Originally built as a local authority property, the house benefits from the generous room sizes often associated with these homes. Gas central heating and double glazing feature throughout.

A further standout feature is the 23' garden room to the rear, currently set up as a beauty room. Insulated and benefiting from electric heating, floor-to-ceiling windows and its own WC, this is a fantastic additional space with plenty of potential for those working from home. The property also benefits from a generous rear garden and ample off road parking to the front.



















The Outside

The outside space is a real selling feature of this property, particularly for those looking for a generous garden with plenty of room for the whole family to enjoy. To the front is a gravelled driveway providing ample off-road parking, with a large timber shed positioned to the side of the property, offering useful additional storage.

The rear garden is a fantastic size and has been thoughtfully divided into several sections, creating separate areas for relaxing, entertaining and children's play. Immediately to the rear of the house is a large decked seating area, beyond this is an enclosed children's play area with artificial lawn, providing a dedicated space for younger family members. There is also a further garden area laid to lawn, along with a gravelled seating area, offering another spot to sit and enjoy the garden.

One of the standout features is the substantial 23' timber-clad garden room, complete with floor-to-ceiling windows allowing plenty of natural light inside. The room is insulated and benefits from electricity, electric heating and its own WC facilities, making it suitable for use throughout the year. Currently set up as a beauty room, this additional space offers plenty of flexibility, whether you're looking for somewhere to run a business from home, a dedicated home office, hobby room or simply somewhere separate from the main house to enjoy.

Location Overview

Situated on Sandy Lane East, the property enjoys a convenient position within walking distance of Dereham town centre and Neatherd Moor, offering access to open green space and countryside walks. The location provides a quieter residential setting whilst remaining close to a range of everyday amenities, including supermarkets and a local pub.

Dereham town centre offers a variety of independent and high street shops, cafés, restaurants, pharmacies, doctors' surgeries and dentists, along with a cinema, bowling alley and leisure centre. There are also schools catering for all ages.

The property is well positioned for access to the A47, providing convenient road links to Norwich, Swaffham and beyond, making it an ideal location for those looking to enjoy a quieter setting without compromising on convenience.

Agents Note

Please note that the utility room is currently being finished by the existing owners, with all works due to be completed prior to completion of the sale

Directions

Proceed through Dereham town centre, bearing left at the War Memorial and continuing down Swaffham Hill. Take the right-hand turning into Sandy Lane and follow the road along. Turn right into Links View/Sandy Lane East and continue down the road, where the property can be found on the right-hand side, within the pull-in area.

Anti-Money Laundering (AML) Checks

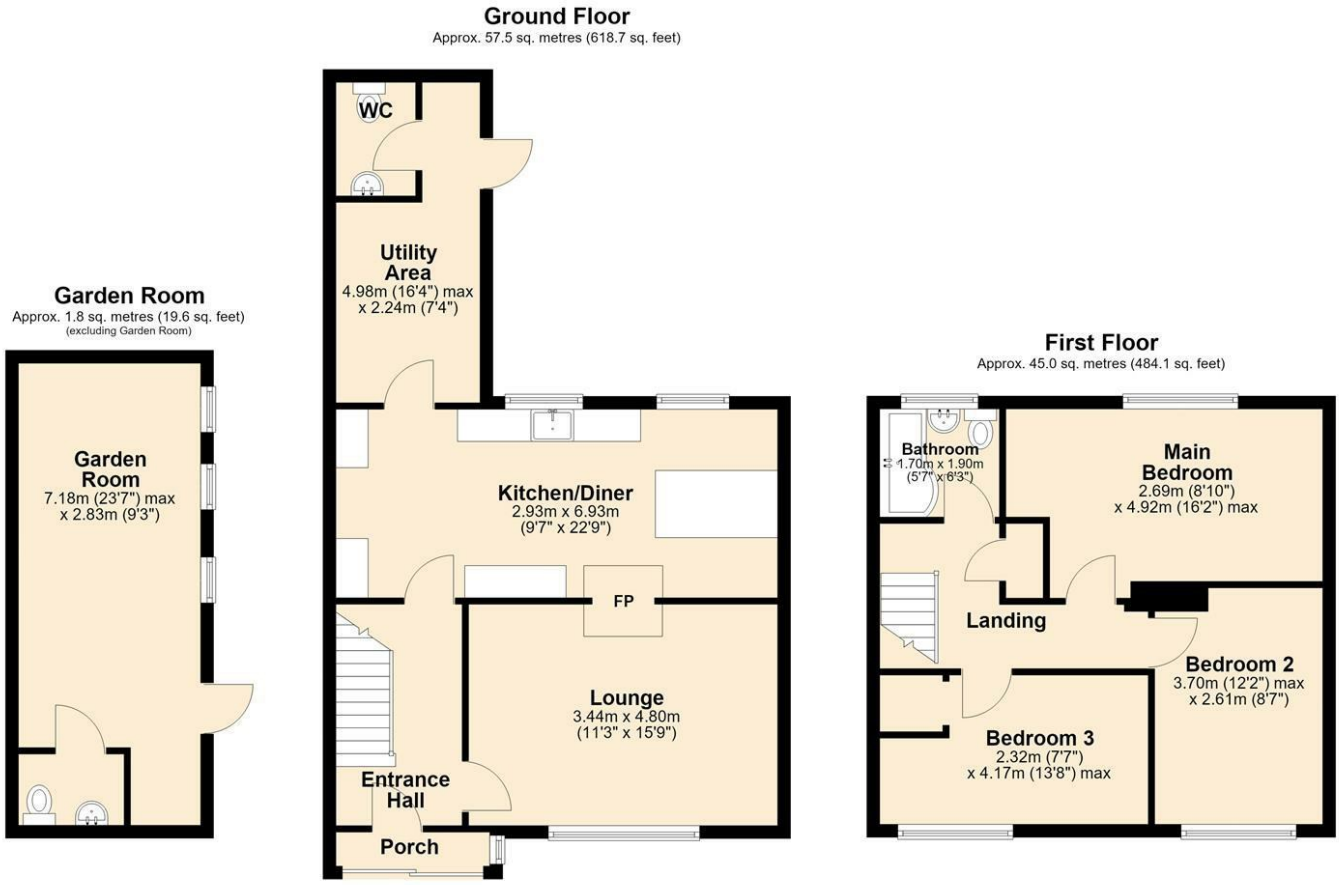
In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

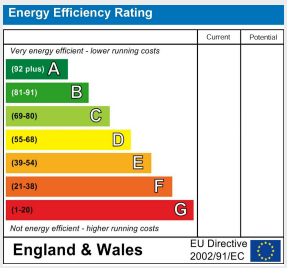
Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request





Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: B

Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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