



2 Parkview, Park Road

£280,000

A spacious, period semi-detached character family home built in 1911 that is situated in a prominent road in heart of Dereham. This property is ideal for a family and for those looking for proximity to shops and amenities, including surgeries, public transport, cinema, churches etc. It has been in continuous occupation by the Vendors since 1984 and has retained many original features including open fireplaces, mouldings, Braemar pattern tiling, and interior doors.

The entrance hall features an original tiled floor in the popular Victorian Braemar style in cream, black and terracotta. The adjacent living room is complemented by the original working open fire, and double-glazed east-facing sash bay window. Next is a generous dining room with a feature fireplace. Further on there is a central fitted kitchen with a range of units at base and eye level. This leads to a store that could be transformed into a complementary utility room or office, plus a cloakroom/ WC and lean-to.

Upstairs to the first floor, there are two spacious double bedrooms serviced by a large five-piece bathroom suite – this space boasts plenty of potential to create a bathroom of your choice. The landing affords access by hatch to a boarded and insulated loft space with electricity running to the rear of the property. To the second floor is a double-sized bedroom with en-suite cloakroom.

Outside, to the front, is a gated and walled path to front door, plus side access to the garden. To the rear the tranquil and secluded garden stretches approx. 100 feet, and has been laid out to a patio, woodland area, lawn and vegetable garden with greenhouse and raised bed. The planting includes a mature and productive fig tree and climbing roses and shrubs.

Park Road is one of several unadopted roads in Dereham, with no road charges.

The property is a fantastic opportunity for families and those seeking a well-proportioned home, with combining charm and practicality in a peaceful and convenient location.



Services

The sellers are in the process of having a new gas combi-boiler installed. 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.

Directions

To find the property leave Dereham Market Place on Wellington Road. After a short distance turn left onto Park Road where the property will be found on the left hand side identified by a Parsons '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 AD0390.

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.





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Approximate total area⁽¹⁾

1483.48 ft²

137.82 m²

Reduced headroom

122.62 ft²

11.39 m²

(1) Excluding balconies and terraces

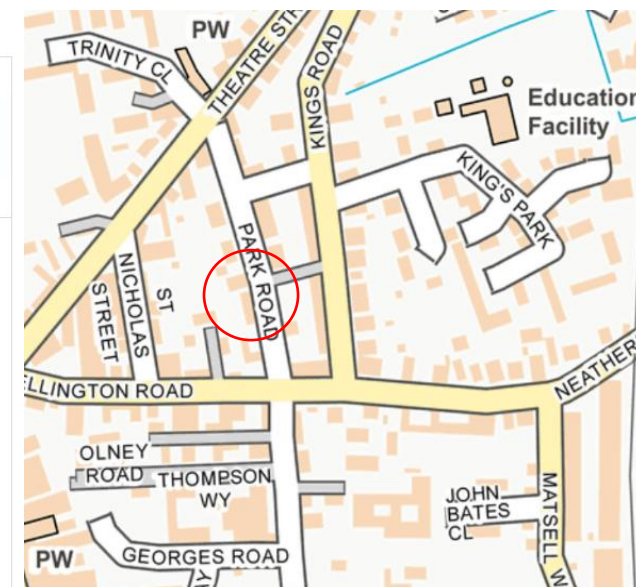
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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