



17 Cygnet Road, Dereham

£174,995

This well-presented mid-terraced home is conveniently situated within easy walking distance of the town centre and its wide range of shops, amenities and local services, making it an ideal choice for first-time buyers, couples or those looking to downsize.

The property offers spacious and very well-maintained accommodation throughout, with the ground floor comprising a welcoming lounge/dining room providing plenty of space for both relaxing and entertaining, alongside a fitted kitchen and convenient cloakroom.

Upstairs, there are two bedrooms together that are served by a family bathroom.

Outside, the property benefits from an enclosed and low-maintenance rear garden, along with an allocated off-road parking space.

Combining comfortable accommodation, manageable outside space and a convenient position close to the town centre, viewing is strongly advised!

Services - Gas heating. Mains water, drainage, and electricity are connected.

N.B. Please note there is an annual service charge payable to Amber Management. The payment as of April 2026 was £196.26 (this is subject to change).



N.B. It should be noted that the photographs were taken prior to the current tenancy and therefore, could be subject to change.

N.B. Please note, the property is currently tenanted until January 2027, therefore this would be the earliest completion date.

Situation

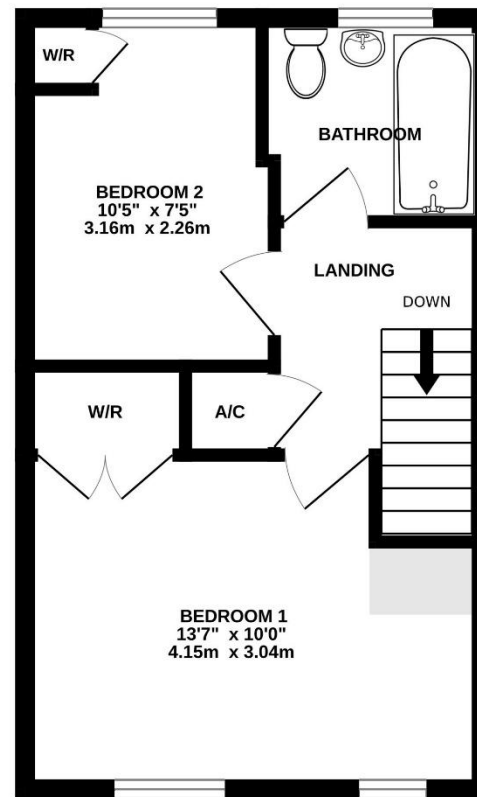
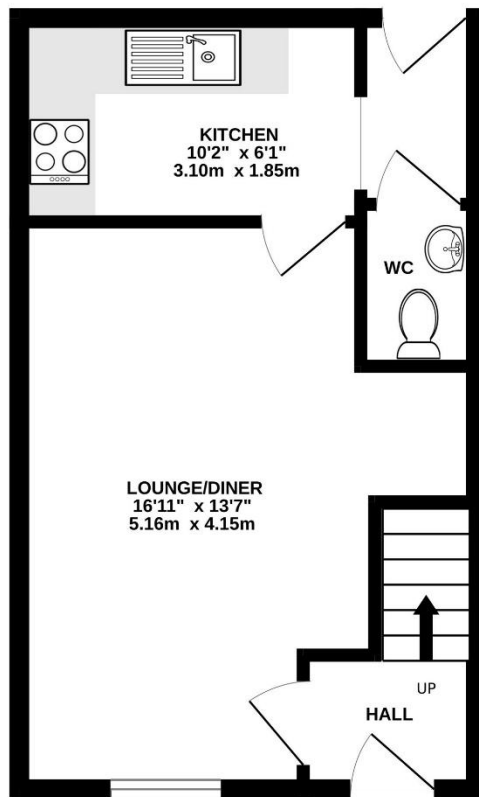
Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

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 AD0693.

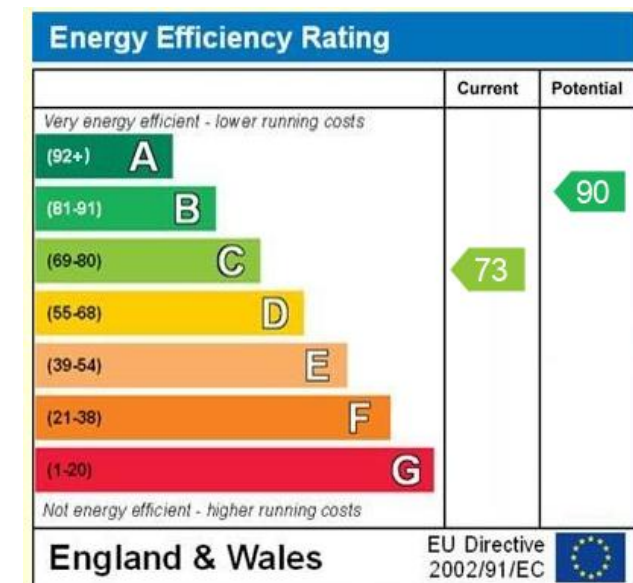
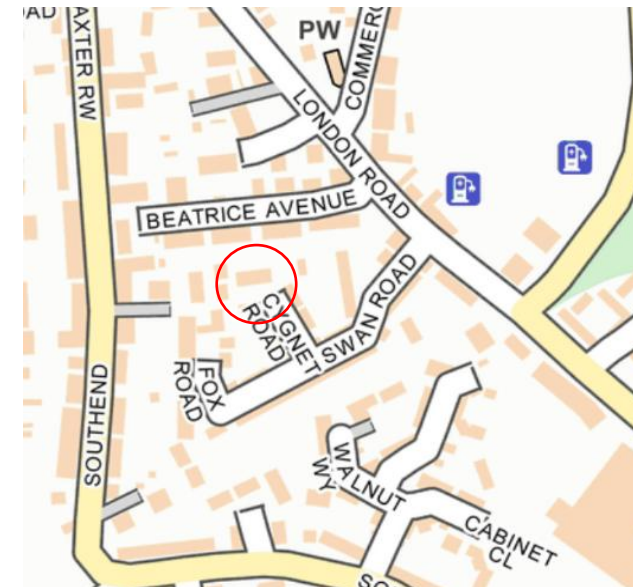
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.





TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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