

PARSONS
COMPANY



8 Wisteria Close, Dereham, Norfolk, NR20 3TD
£325,000



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Guide Price £325,000 - £350,000. This spacious detached family home offers versatile accommodation throughout, ideal for modern family living.

The living room enjoys direct access into the bright sunroom, creating the perfect space for relaxing or entertaining guests. A separate dining room provides flexibility for formal dining, a home office, or playroom, while the fitted kitchen is complemented by a practical utility room and convenient ground floor WC.

Upstairs, the property boasts four well-proportioned bedrooms, all with built-in storage. The main bedroom benefits from an en-suite, alongside a family bathroom serving the remaining bedrooms.

Externally, the home benefits from an enclosed rear garden, ideal for children and outdoor entertaining, together with a garage and driveway providing ample off-road parking.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a spacious family home in a sought-after location.

Description

Guide price: £300,000 - £315,000. Nestled away from the road, this 4 bedroom detached house offers 2 reception rooms, conservatory, utility and ground floor w.c. Benefitting from garage, driveway and generous rear garden, this property must be viewed!

Situation



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Council Tax Band: D

Available:

Ground Floor Building 1

- Living Room: 10'9" x 19'9" (3.29 x 6.03 m)
- Dining Room: 12'7" x 10'2" (3.84 x 3.11 m)
- Kitchen: 11'3" x 9'5" (3.45 x 2.88 m)
- Sunroom: 9'5" x 9'4" (2.88 x 2.85 m)
- Hallway
- WC
- Utility Room

Floor 1 Building 1

- Bedroom 1: 10'8" x 10'5" (3.27 x 3.18 m)
- Bedroom 2: 11'10" x 8'5" (3.63 x 2.58 m)
- Bedroom 3: 9'7" x 9'9" (2.93 x 2.98 m)
- Bedroom 4: 8'9" x 8'11" (2.67 x 2.72 m)
- Bathroom
- En-Suite
- Landing

Ground Floor Building 2

- Garage: 8'11" x 25'7" (2.74 x 7.81 m)

Approximate total area⁽¹⁾

1506 ft²
139.8 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	68 77
England & Wales	EU Directive 2002/91/EC

37 Quebec Street, Dereham, Norfolk, NR19 2DJ
Tel: 01362 696895 Email: post@parsonsandcompany.co.uk parsonsandcompany.co.uk