

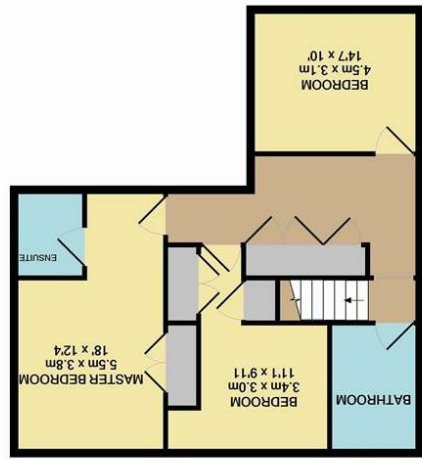


**Norfolk Property  
online.**

Shipdham Road | Dereham | NR19  
**Guide price £320,000**

Energy Efficiency Rating	
Current	Potential
67	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OUTBUILDING  
APPROX. FLOOR AREA 20.5 SQ.M. (221 SQ.FT.)

Norfolk Property Online presents this deceptively spacious family home. Located in the popular and well-serviced area of Toftwood, which affords easy access to Dereham Town Centre and the A47, this home occupies an exceptional plot. With off-road parking for numerous vehicles to the front, the rear garden offers vehicle access through the newly constructed carport and affords a high degree of privacy with potential to extend (STPP).

Internally the first floor offers three generous bedrooms, with an en-suite shower room to the master and a spacious family bathroom all access off the landing. With the ground floor offering an exceptional degree of flexibility with an inviting entrance hall, cloakroom, storeroom, spacious lounge, separate dining room, kitchen breakfast room and snug / bedroom four. An ideal opportunity for any growing family, this home demands an internal viewing to be appreciated.

Guide price £320,000 - £330,000

