



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

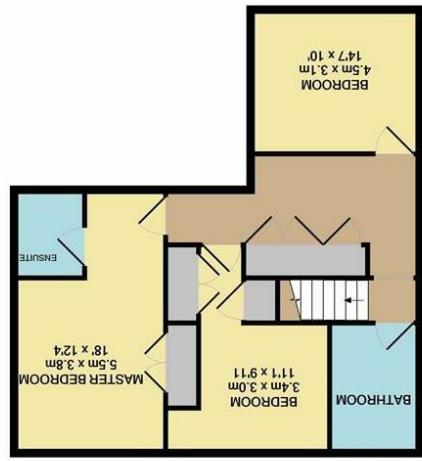
Energy Efficiency Rating	
Current	Potential
67	77
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Not energy efficient - higher running costs</p>	
<p>Very energy efficient - lower running costs</p>	
<p>(92 plus) A</p>	
<p>(81-91) B</p>	
<p>(69-80) C</p>	
<p>(55-68) D</p>	
<p>(39-54) E</p>	
<p>(21-38)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

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

GROUND FLOOR
APPROX. FLOOR AREA 77.4 SQ.M.
(834 SQ.FT.)
TOTAL APPROX. FLOOR AREA 152.8 SQ.M. (1645 SQ.FT.)
APPROX. FLOOR AREA 75.4 SQ.M. (818 SQ.FT.)
APPROX. FLOOR AREA 77.4 SQ.M. (834 SQ.FT.)
MADE WITH METROPIC 62020
As to their operability or efficiency can be given
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
or mis-statement. This plan is for illustrative purposes only and should be used as such by any
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



1ST FLOOR
APPROX. FLOOR AREA 54.8 SQ.M.
(590 SQ.FT.)



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.

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