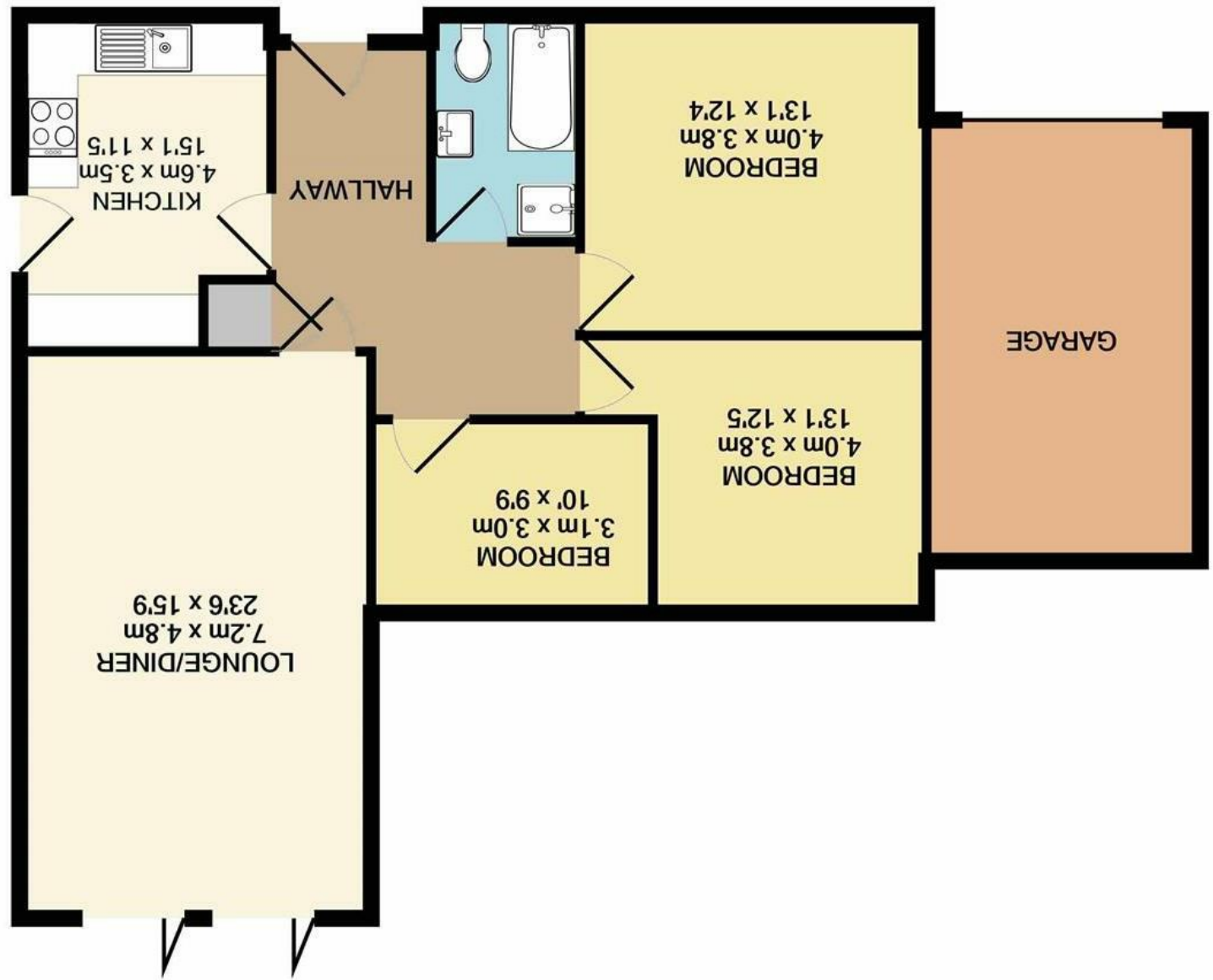


TOTAL APPROX. FLOOR AREA 76.8 SQ.M. (827 SQ.FT.)

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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Energy Efficiency Rating

Current	Potential
49	73

England & Wales  
EU Directive 2002/91/EC

Very energy efficient - lower running costs  
A (92 plus)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

Not energy efficient - higher running costs

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.



Highfield Road | Dereham | NR19  
Asking Price £350,000



abbotFox presents an extended and improved detached bungalow within walking distance to the town centre of Dereham. The property is immaculately presented and has been fully updated and extended by the current vendors to a very high standard. It features an entrance hall with porcelain flooring, open plan sitting room and dining room with roof lantern and solid oak flooring, modern fitted kitchen with high gloss units, integral double oven and induction hob and family bathroom featuring a beautiful free standing bath and floor to ceiling tiling and three double bedrooms. To the front the property benefits from a garage and off road parking with an exceptionally maintained, enclosed garden and decking area to the rear.

