



abbotFox

South Green, Dereham, NR19

Three Bedroom Semi-Detached House - Offers in Excess of £220,000

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AbbotFox presents a modern three bedroom home constructed and finished to an extremely high standard by renowned local house builders Norfolk Homes.

This exceptional home has recently been redecorated throughout, offering bright spacious living accommodation which has a kitchen diner opening onto the sunny rear garden through French doors and also accesses a utility room and personal door to the garage. A carpeted wide entrance hall leads you past a Cloakroom and through to a large carpeted double aspect Lounge with feature fire place and French Doors onto the enclosed rear garden.

The kitchen is an impressive space and features modern units, worktops, and premium brand appliances. The first floor provides three generous bedrooms. The principal bedroom features an en suite in addition to a family bathroom off the landing.

Outside, the property has a single garage accessed from the rear.

Quality flooring has recently been fitted to the property, along with a glass shower screen to the en-suite. Gas fired central heating and underfloor heating to the ground floor makes this an irresistible home.

There are numerous amenities within the area including shops, supermarkets and all levels of schooling. The property is well positioned, within easy reach of the town centre and has good access out onto the A47.

SITUATION

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

SERVICES

All Mains Services Connected

LOCAL AUTHORITY

Breckland District Council

COUNCIL TAX BAND

Band C

TENURE

Freehold

KEY FEATURES

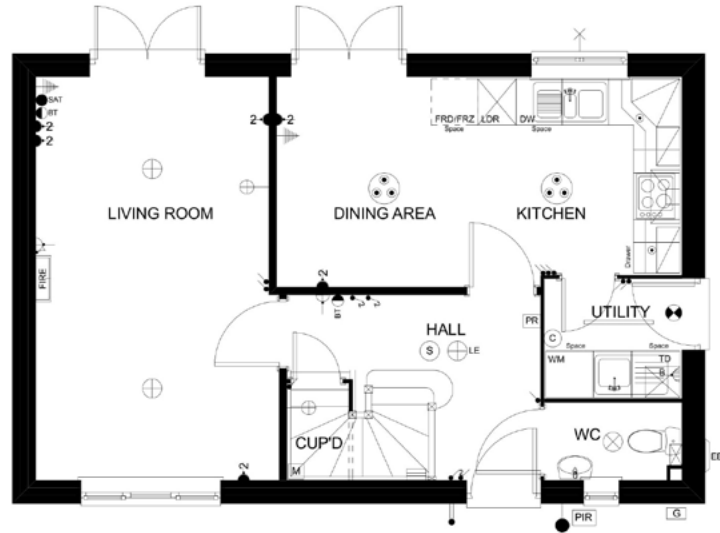
- Built by Norfolk Homes
- Three generous bedrooms
- Superb kitchen dining room
- Dual aspect living room
- Ground floor WC
- En suite
- Family bathroom off landing
- Good sized garden
- Garage and parking
- No onward chain





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GROUND FLOOR PLAN
DER 4.



FIRST FLOOR PLAN
DER 4.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



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