



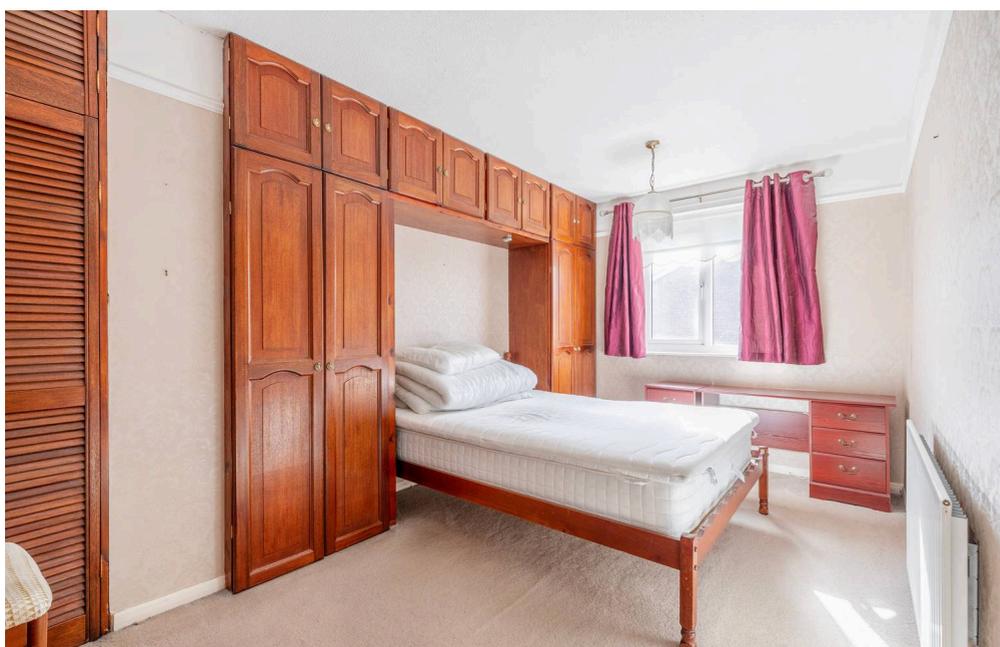
## 20 Darwin Walk, Dereham - NR19 1BP

£210,000 Freehold

Located in a sought-after residential area, this three-bedroom semi-detached house is ideal for those seeking space and convenience. The ground floor features two spacious reception rooms, a WC, and a well-equipped kitchen, while the rear garden and off-road parking offer added practicality. Upstairs, you'll find a shower room and three comfortable bedrooms. The property's layout is well-suited for comfortable living, with nearby local amenities, schools, and transport links, providing easy access to Norwich and surrounding areas.

## Location

Darwin Walk is located in the charming town of Dereham, offering a peaceful and convenient setting. The area boasts a range of local amenities, including shops, schools, and leisure facilities, making it ideal for families and professionals alike. Dereham is well-connected by public transport, providing easy access to nearby towns and Norwich city centre. Surrounded by scenic countryside, residents can enjoy outdoor activities while within reach of essential services, transport links, and a variety of dining and shopping options.

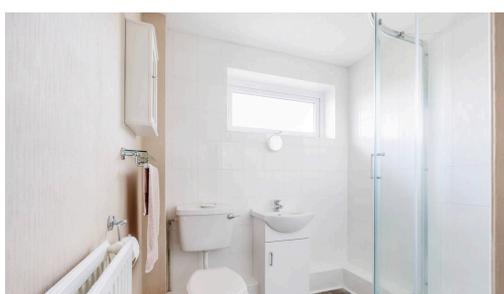


## Agents notes

We understand that the property will be sold freehold, connected to mains services, water, electricity and drainage.

Heating system- Multi fuel

Council Tax Band-B



## Darwin walk, Dereham

As you enter the property, you are greeted by a hall with a conveniently located WC. Moving through, you enter the lounge, which is filled with natural light and features a classic fireplace, creating a warm and inviting atmosphere. With wood-effect laminate flooring, the dining room flows seamlessly from the lounge and provides a perfect space for family meals and gatherings.

The kitchen is well-equipped, with built-in cupboards and plenty of counter space for food preparation and storage. The tiled flooring adds a stylish touch, and a door leads to the rear garden, offering easy access for outdoor dining or relaxation.

Upstairs, there are two spacious double bedrooms, each with built-in wardrobes for excellent storage. A third room, ideal as a child's bedroom or a study, completes the accommodation on this level. The shower room provides a modern and convenient space, ensuring a refreshing start to the day.

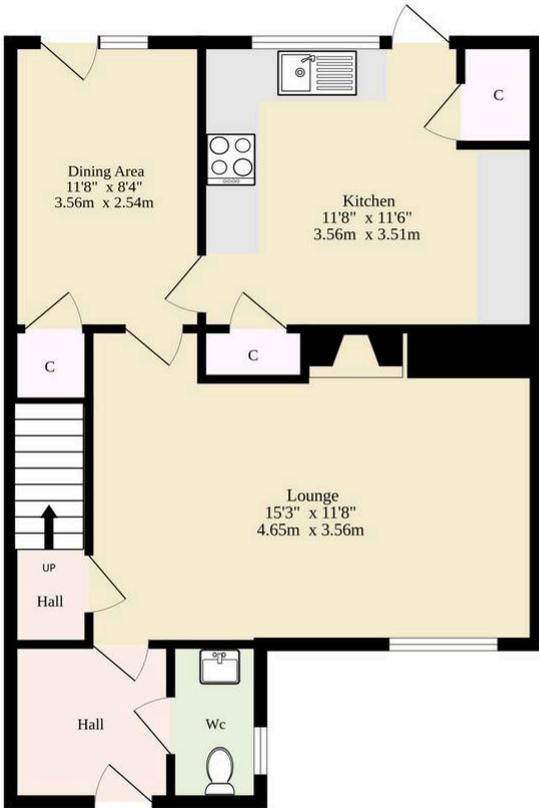
Throughout the property, double glazing enhances energy efficiency and sound insulation, ensuring a comfortable living environment.

Outside, the enclosed rear garden features a paved area and is laid to lawn, providing a low-maintenance space for outdoor enjoyment.

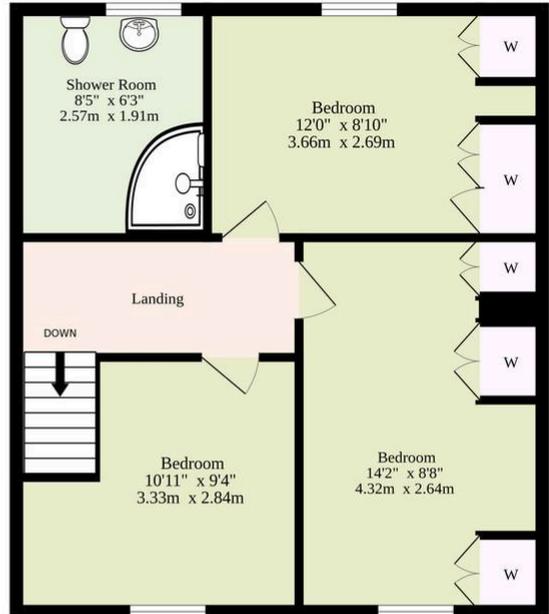
Off-road parking is provided with a dedicated car park at the back of the property, ensuring convenient parking just steps away from your door.



**Ground Floor**  
482 sq.ft. (44.8 sq.m.) approx.



**1st Floor**  
425 sq.ft. (39.5 sq.m.) approx.



**TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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