



## Humbletoft Barn Sandy Lane, Dereham

Guide Price £750,000



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Dereham, Dereham

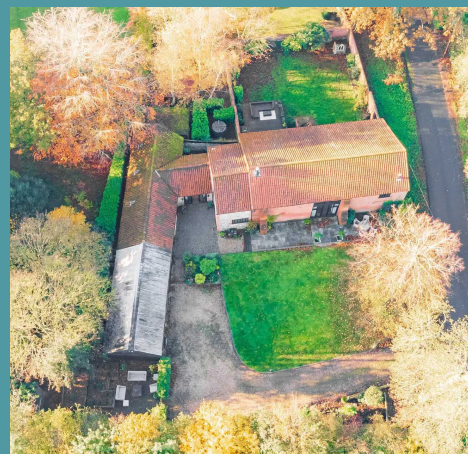
GUIDE PRICE: £750,000 - £800,000. Experience grandeur and tradition in this exquisite period property, where the driveway and carports offer ample off-road parking and convenient storerooms. The spacious front garden, featuring a sizeable lawn and a charming patio area, sets a picturesque scene.

Council Tax band: A

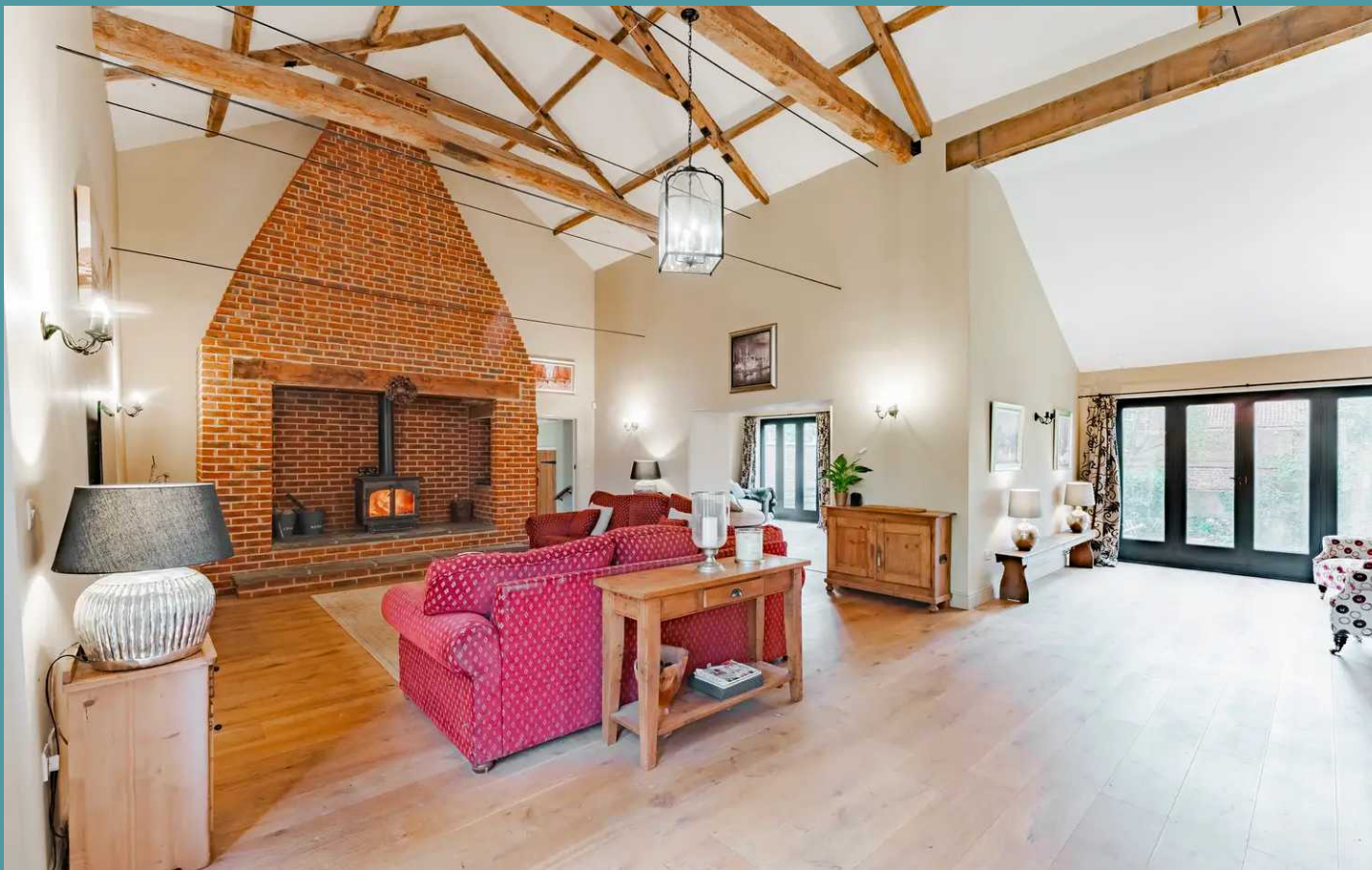
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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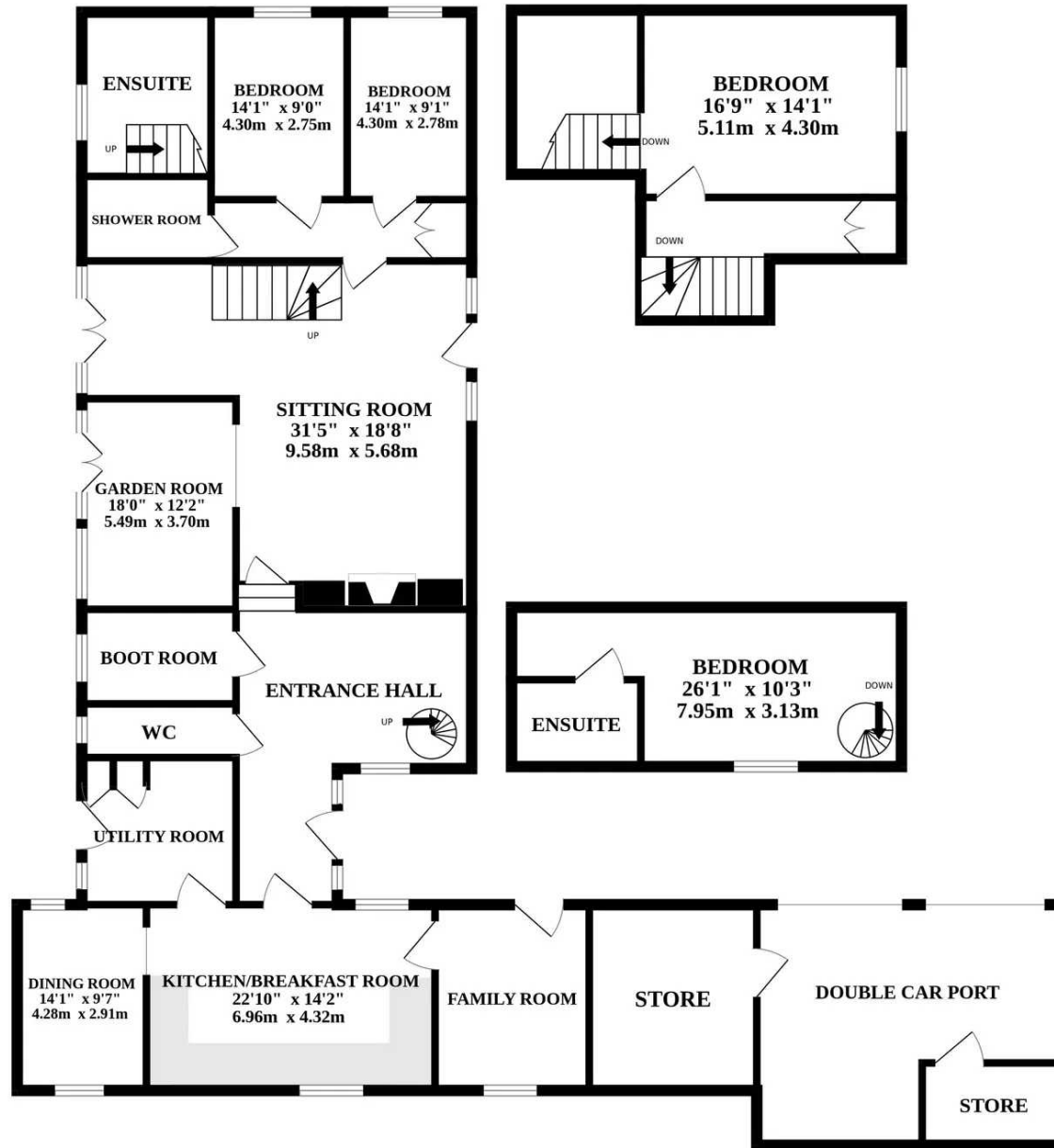
### LOCATION

Located in the wonderful area of Dereham, with convenient access to both the town centre and a serene country park. Nearby, residents can find supermarkets, a pub, and a range of amenities within the town, including shops, healthcare services, entertainment options like a cinema and bowling alley, as well as schools for all ages. Its position on the town's edge offers a quieter ambiance while ensuring doorstep access to essential facilities. Additionally, the property enjoys easy reach to the A47, enhancing its connectivity to other areas.



GROUND FLOOR

1ST FLOOR



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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