



## 20 Reeder Close, Dereham

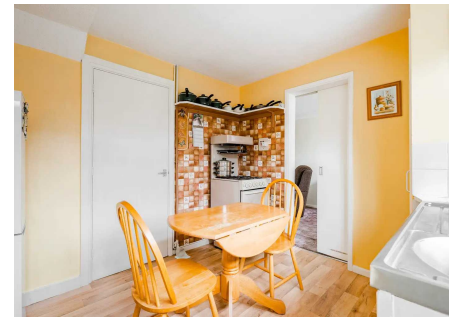
£190,000

Welcome to a bright and inviting residence with an open plan living and dining area, providing ample space for your furniture and décor. Large windows flood the space with natural light, creating a welcoming atmosphere. The property features a good-sized kitchen with convenient access to the rear, making outdoor dining and entertaining easy. The bathroom and separate WC add practicality, while versatile bedrooms cater to various needs. Outside, a great-sized garden plot offers a lawn area and patio, perfect for play or relaxation, complemented by storage options. A private driveway ensures stress-free parking, and the property's access to essential amenities enhances everyday convenience.

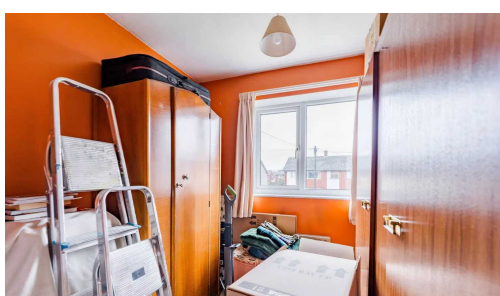
Tenure: Freehold

## LOCATION

Conveniently situated in Dereham, this property enjoys a fantastic location within a short distance to the town centre. With supermarkets and a pub nearby, you'll find all your essential amenities within easy reach. The town centre itself offers an array of shops, pharmacies, a doctor's surgery, dentists, a cinema, a bowling alley and a leisure centre. Indulge in the local dining scene with an abundance of pubs and restaurants to choose from.



Families will appreciate the proximity to schools catering to all age groups. Enjoy easy access to the A47 for seamless commuting, while relishing the advantage of being on the outskirts of town, offering a peaceful ambiance with amenities right at your doorstep.



## THE PROPERTY

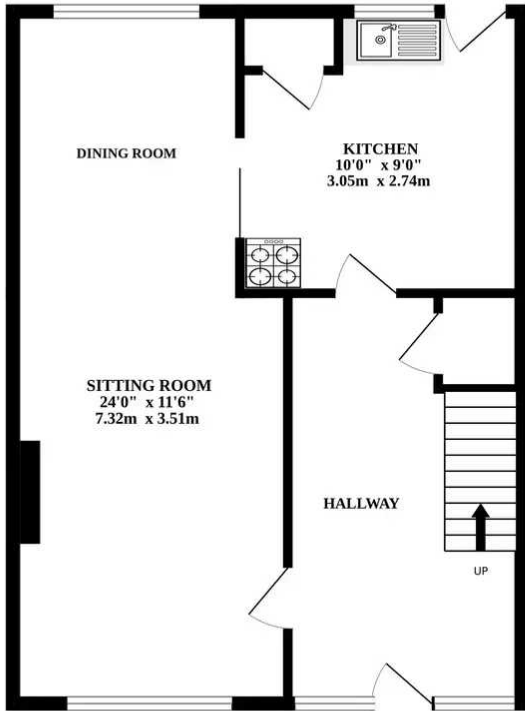
The open plan living and dining area is perfect for entertaining and provides plenty of room for your chosen furniture and décor. The large windows allow natural light to flood the space, creating a bright and welcoming atmosphere. The good-sized kitchen offers room for all your appliances and features a single door leading to the rear of the property. This convenient access makes outdoor dining and entertaining a breeze.

The bathroom boasts a bath and sink, while a separate WC provides additional convenience. All bedrooms are versatile and can cater to your evolving needs, whether it be a private space, study or childrens bedroom.

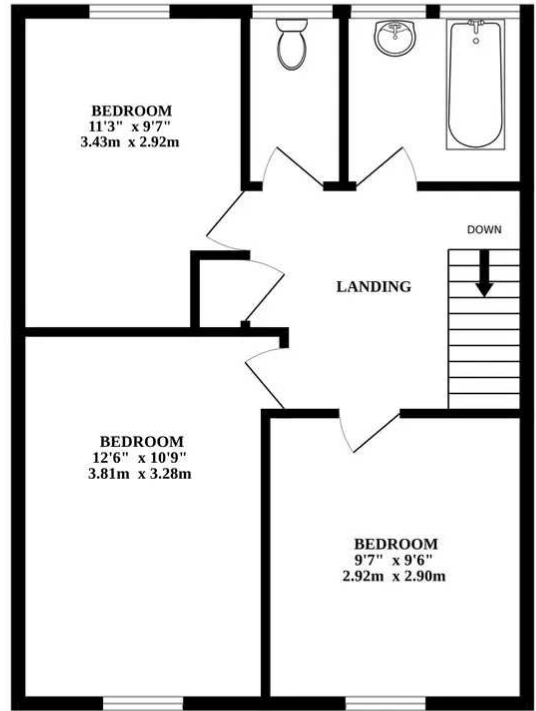
Outside, you will find a great sized garden plot with a lovely lawn area, ideal for children to play or for those with a green thumb. The patio provides the perfect spot for dining or relaxing in the sunshine, while storage options allow for easy organisation of outdoor equipment. A private driveway offers space for multiple vehicles, ensuring you and your guests will never have to worry about parking.



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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Additionally, this property grants access to vital amenities including shops, restaurants, and transport links, making every-day living convenient and stress-free.

#### **AGENTS NOTE**

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - B

