



17 The Crescent, Dereham

£300,000

Welcome to delightful detached home, offering a harmonious blend of practicality and comfort, making it an appealing choice for a busy family. Located in the desirable town of Dereham, being in close proximity to all local amenities and natural surroundings. The accommodation consists of a sitting room, kitchen/diner, utility room, bathroom and four bedrooms, one with a balcony. Externally you will discover a driveway and garage, with a well maintained garden, featuring a pond and an enclosed chicken pen.

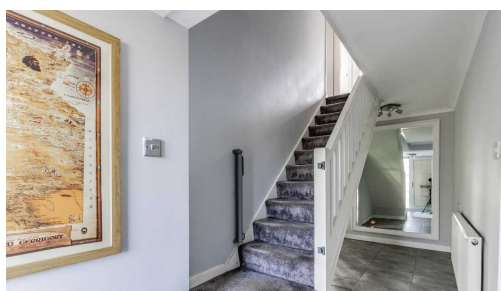
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THE LOCATION

Situated within comfortable walking distance of Dereham's bustling town centre, this property enjoys a prime location that offers a wealth of conveniences to its residents. Nearby, you'll find supermarkets for easy grocery shopping and a friendly local pub for social gatherings. Within the town centre itself, a comprehensive array of amenities awaits, including a diverse selection of shops, essential services such as pharmacies, a doctor's surgery, and dentists, as well as entertainment options like a cinema and a



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THE PROPERTY

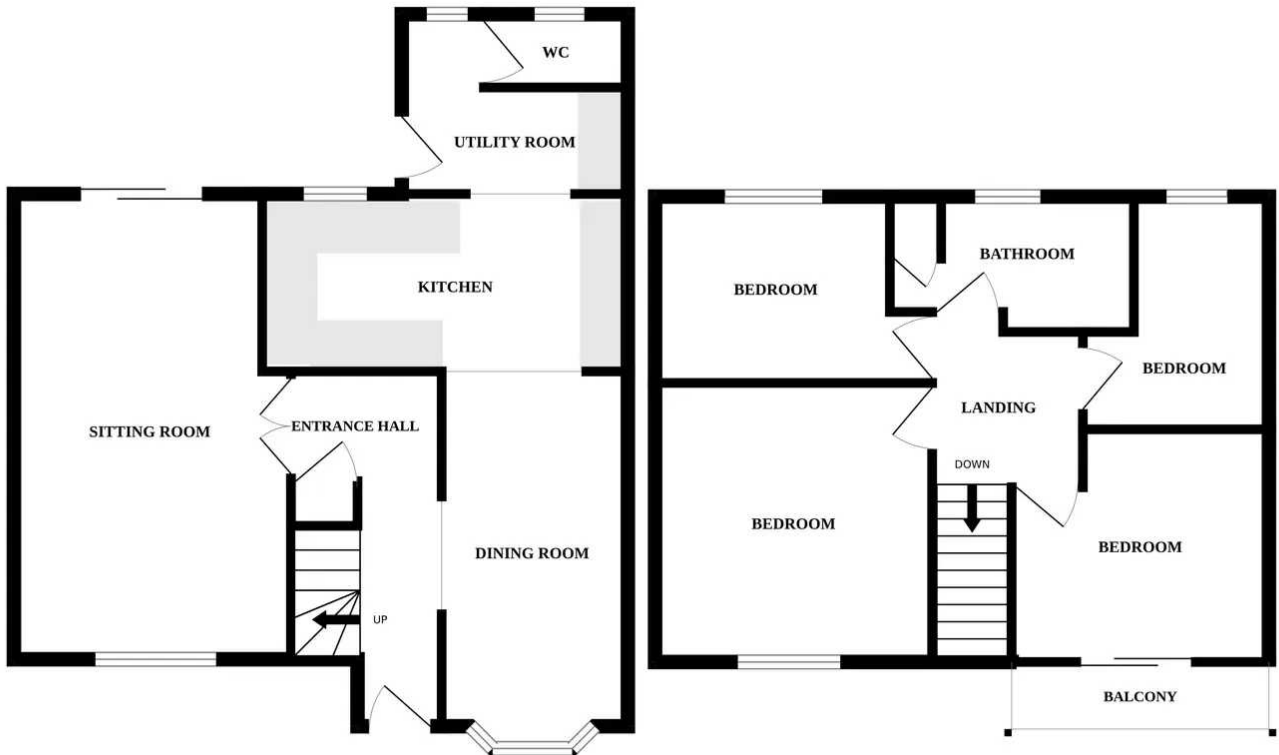
Step inside where you are greeted by a welcoming entrance hall, leading you from the outside world into the sanctum of the home. Located at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture. The open plan kitchen/dinner is well equipped with units and appliances, to enhance your cooking experience. With ample amount of space for your dining set-up, perfect for family gatherings. Complete with a utility room for your laundry goods and a convenient WC. Heading up the staircase you will find four bedrooms, designed to offer you relaxation and privacy.

One of which features a balcony, allowing you to enjoy the outdoors within the comfort of your own home. The bathroom comprises of a three piece suite, accommodating all family members and guests. Upon arrival to the property is a driveway providing off road parking, with a lawn front garden. In the rear garden, you'll find a versatile outdoor haven: a



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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