



57 Kings Park, Dereham

In Excess of £400,000

57 Kings Park

Dereham

AI staged to showcase its full potential, this home offers a warm and inviting atmosphere. Upon entering, the spacious dual-aspect sitting room flows seamlessly into a bright conservatory, creating an open and airy living space. The open plan kitchen/diner, complete with a utility room, is perfect for entertaining. Three excellent sized bedrooms and two bathrooms cater to every need, ensuring comfort and convenience. The wrap-around gardens, featuring wildlife, shrubbery, and mature trees, offer a peaceful environment, while off-road parking and a garage complete this property.

THE LOCATION

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





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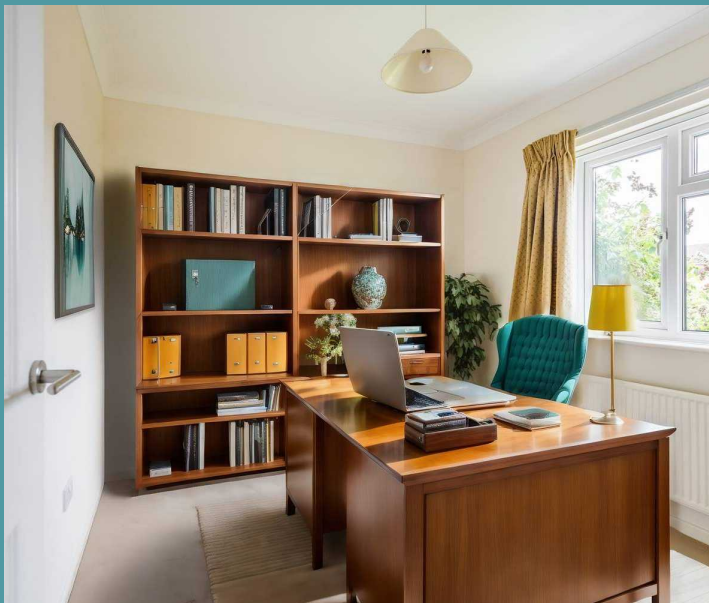
Dereham

KINGS PARK

Upon entering, you are greeted by a large dual-aspect sitting room that epitomises spaciousness. Adorned with plush carpeting underfoot, this inviting space seamlessly flows into the bright and airy conservatory, where you can enjoy the surroundings in a comfortable environment.

The open plan kitchen/diner, boasting a fully equipped kitchen and an adjoining utility room for added convenience. Entertain friends and family with ease in this well-appointed space that beckons for shared moments.

The accommodation comprises three excellent sized bedrooms that can effortlessly cater to your evolving needs. The three-piece bathroom, complete with both a bath and a shower, alongside a separate WC, offer the ultimate in comfort and functionality.





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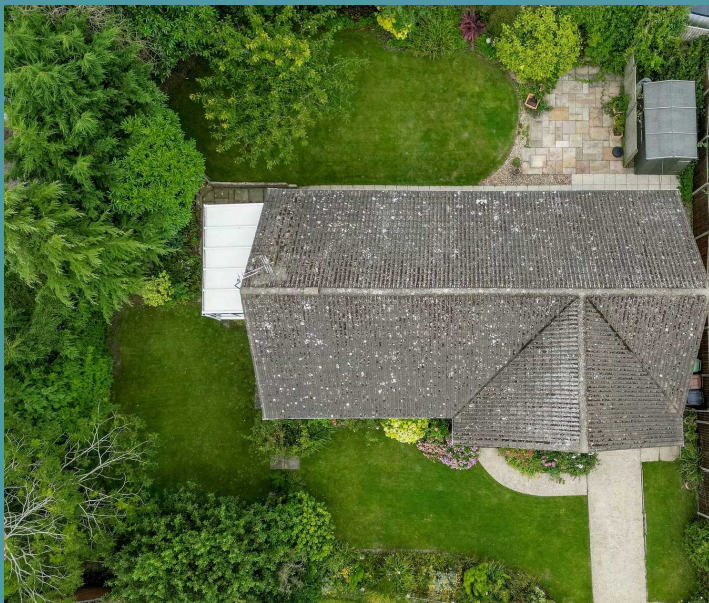
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Beyond the interiors lies the allure of the wrap-around gardens, a haven filled with wildlife, vibrant shrubbery and mature trees. Embrace nature right at your doorstep and relish in the sense of seclusion that permeates through this home. Further enhancing the appeal of this property is the presence of off-road parking and a garage, providing convenience and security for you and your vehicles.

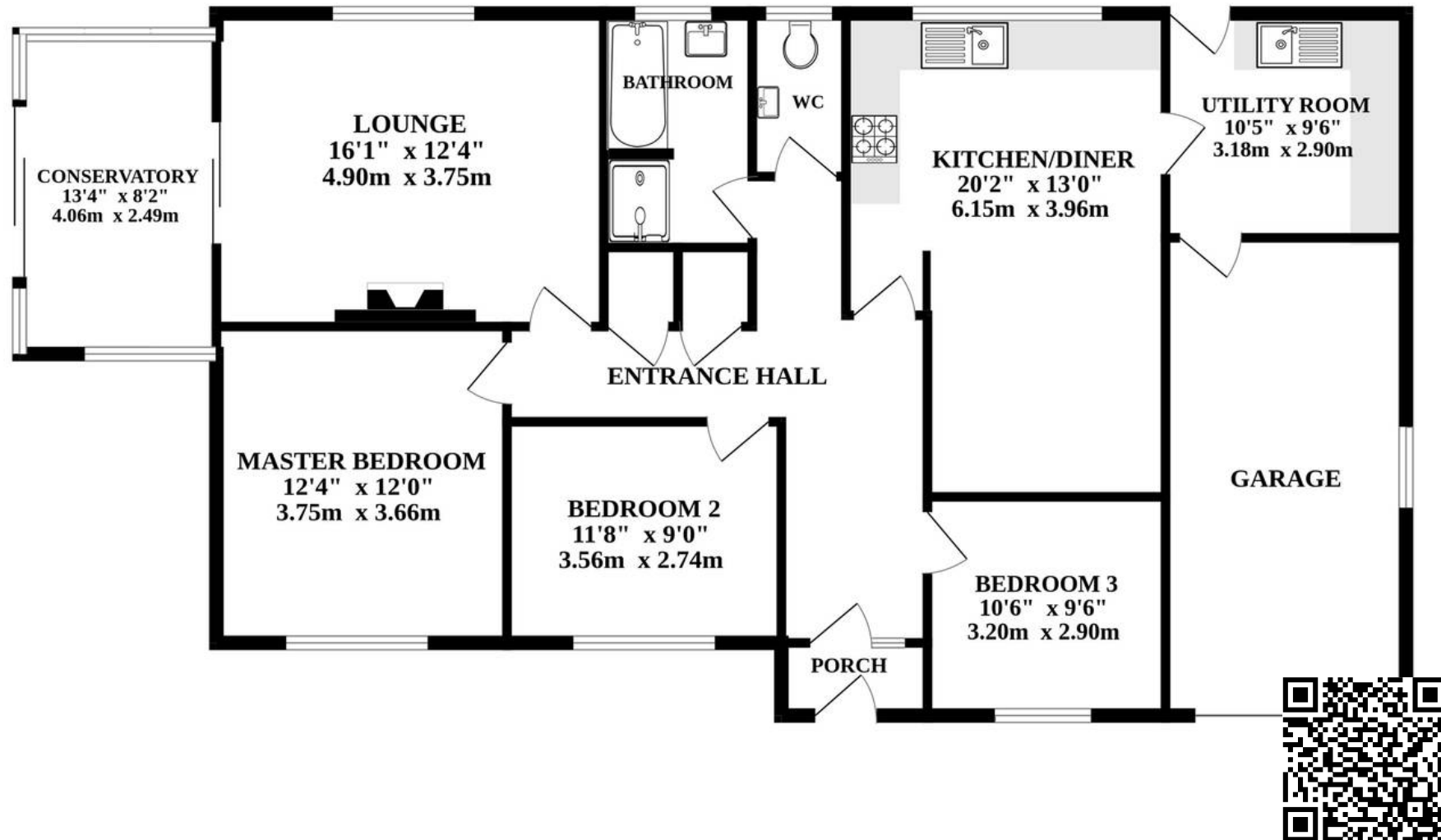
AGENTS NOTE

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

Council Tax Band - C



GROUND 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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