



## 36 Neatherd Moor, Dereham

In Excess of £290,000

# 36 Neatherd Moor

## Dereham

This versatile property caters to various living arrangements. Upon entry, the sizable kitchen serves as both a welcoming space and a well-equipped cooking hub. A cosy living room with a wood burner and recessed shelving offers warmth, while a bright hallway leads to a utility room, shower room and a ground-floor bedroom with a sitting room. Upstairs, two additional bedrooms with scenic views across the moor and a well-appointed shower room provide comfortable accommodation. Outside, a landscaped garden with a mix of patio, lawn, and mature shrubs creates a tranquil space, complemented by scenic field views and convenient off-road parking.

### THE LOCATION

Located in Dereham, Neatherd Moor offers a convenient and well-connected location for residents. Situated within a short walk of Dereham town, you'll have easy access to the town's amenities, making daily errands and shopping a breeze. A Tesco and Aldi are conveniently at your doorstep, ensuring you have shopping options nearby. Families will appreciate the presence of primary and secondary schools not only in Dereham but also in the surrounding areas, providing education options for children of all ages. Additionally, the property offers easy access to the A47, a major road network, which opens up convenient routes to neighboring towns like Swaffham and Norwich. This central location ensures that you can enjoy the best of both convenience and the tranquility of Norfolk's countryside.





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### THE PROPERTY

Upon entering, you are greeted by a good-sized kitchen that serves as both the gateway and space to prepare meals, also serving as a pleasant backdrop for your cooking needs and gatherings. The cosy living room emanates warmth and charm, boasting a focal wood burner and recessed shelving that adds a touch of decor to the room. The property further delights with a bright and airy internal hallway that offers access to a utility room and a convenient shower room. The ground floor features a bedroom and sitting room, making it an ideal setup for multi-generational living or providing flexible accommodation options.



Ascending to the upper floor, you will find two additional bedrooms that offer picturesque views across the Moor. A well-appointed shower room completes this level, ensuring convenience and comfort for the occupants.



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Outside, the landscaped garden beckons with a mix of patio, lawn and mature shrubs, creating a tranquil outdoor space. The scenic field views provide a backdrop, perfect for unwinding after a long day. For convenience, off-road parking is available to the front of the property.

### AGENTS NOTE

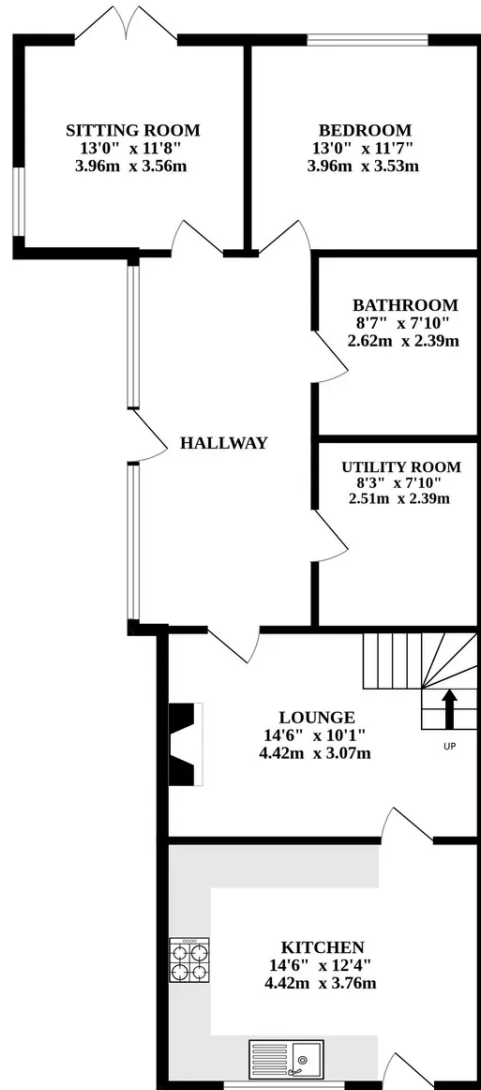
We understand this property will be sold freehold and connected to all mains services. (Gas)

Council Tax Band - B

Covenant - No livestock, chickens, etc.



GROUND FLOOR



1ST FLOOR

