



## 82 Norwich Road, Dereham

£260,000 - £270,000 Freehold

We present this beautifully presented 3-bedroom semi-detached house, situated in a desirable location, offering modern and contemporary living spaces throughout. This property provides an excellent opportunity for a new homeowner to acquire a residence of quality and style.

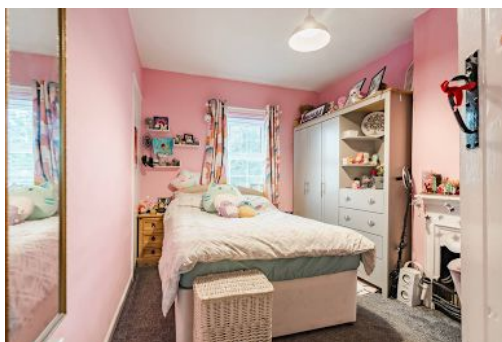
## Location

Situated in the heart of Dereham, Norwich Road offers an exceptional balance of convenience and charm. This property is located just a short stroll from the town centre, where you'll find a variety of shops, cafes, and amenities to suit all lifestyles. Dereham is well-connected, with easy access to the A47, providing seamless routes to both Norwich and King's Lynn. The area boasts excellent local schools, leisure facilities, and beautiful green spaces, including the popular Neatherd Moor and Toftwood Meadow. With its vibrant community atmosphere and proximity to essential services, this location is perfect for families, professionals, and retirees alike.



## Norwich Road

Upon entering the property, you are greeted by a welcoming porch that leads into both the lounge area and dining room. The lounge boasts a cosy ambience with the presence of an open fireplace, perfect for creating a warm and inviting atmosphere. The lounge also provides access to the rear garden, offering a seamless indoor-outdoor living experience.



Branching off from the lounge is the dining room, also featuring an open fireplace, adding character and charm to the space. The rear hall connects both the dining room and lounge, leading into the well-equipped kitchen. The kitchen is designed to meet all culinary needs and conveniently offers access to the ground floor WC and a sunlit conservatory. The conservatory floods with natural light through its abundance of windows and provides a serene spot to relax while overlooking the rear garden through double doors.

Ascending to the first floor, you will find three well-sized bedrooms, with the master bedroom benefiting from built-in wardrobes for ample storage. Completing the layout is the modern family bathroom, ensuring comfort and convenience for the household.

Externally, the property features an enclosed rear garden, offering a private outdoor sanctuary to enjoy leisurely moments. Furthermore, off-road parking is available with a driveway and garage, providing ease and security for vehicle storage.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: TBD

Tenure: Freehold

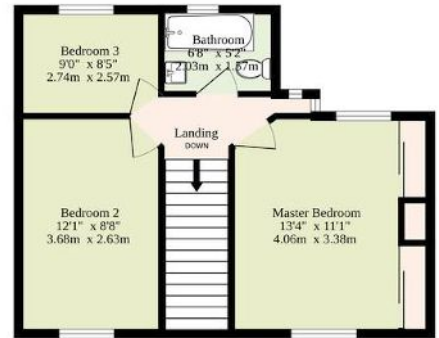
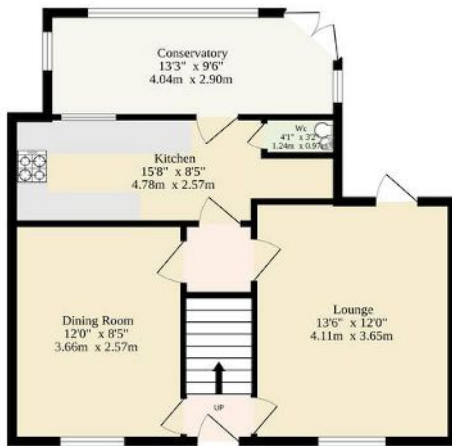
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Ground Floor  
875 sq.ft. (81.3 sq.m.) approx.

1st Floor  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1279sq.ft. (118.8 sq.m.) approx.

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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