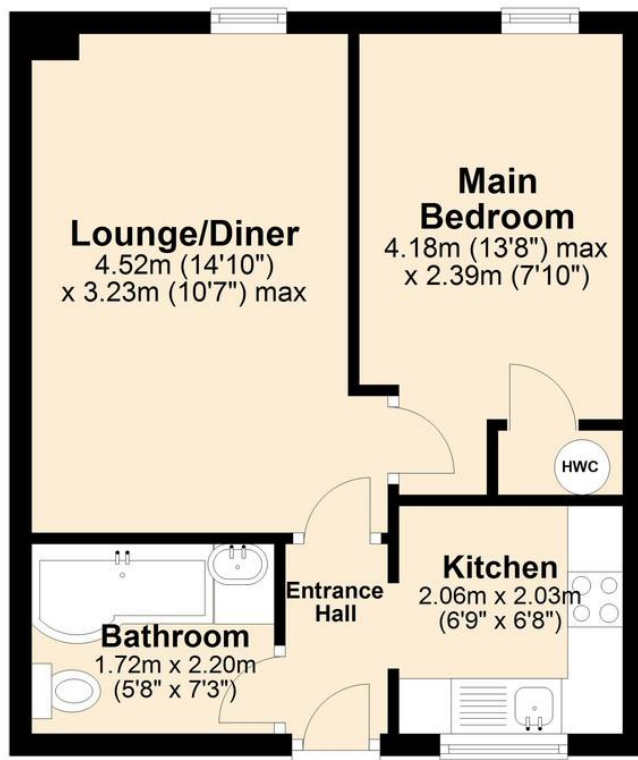


Ground Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 34.0 sq. metres (365.8 sq. feet)

OUTSIDE

The property benefits from an allocated parking space and shared bin area. The stairs after the parking area lead to the shared entrance with the property's entrance being located on this floor. The Maltings complex is adjacent to the Dereham to Wymondham hobby railway line which sees occasional steam and diesel locomotives transporting passengers for pleasure between the towns.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

From Market Place in Dereham, exit the round about onto Theatre Street, turn right into Wellington Road and continue onto Neatherd Road. Turn right into Matsell Way where the property can be found on the left-hand side.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

A

Energy Efficiency Rating Current E 40 Potential E 47



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Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This first floor, 1 bedroom apartment is situated within a Grade II listed, former maltings building and located within easy reach of the town centre and major road links. This modern property offers a 14'10 max. lounge/diner, kitchen with integrated oven and hob plus a double bedroom and bathroom with P-shaped bath. Do not miss out!

The Maltings

Dereham | Norfolk | NR19 2UH

£550 pcm

Modern and attractive first floor apartment in the popular market town of Dereham

Ideal for professionals with easy access to road and public transport links

1 bedroom featuring built-in storage and feature lights

Modern kitchen including integrated oven and hob

14'10 max. lounge/diner off entrance hall

Bathroom with P-shaped bath and overhead shower

Electric heating and electric hot water heating system

Allocated parking space to the front of the property

Conveniently located for Dereham town centre, local amenities

Available Start of November 2023!

