



116 Hillcrest Avenue, Dereham

In Excess of £180,000



# 116 Hillcrest Avenue

Dereham, Dereham

Discover a cosy and convenient lifestyle in the heart of Dereham with this charming end-terraced property. As you step inside, the ground floor offers practicality and flow, with a well-appointed kitchen and a spacious living area that seamlessly connects to the garden. Upstairs, you'll find two generous bedrooms and a modern bathroom, providing comfort and convenience. The garden is perfect for outdoor enjoyment, with a patio, lawn and space for a shed, while the front offers a driveway and off-road parking. This property is the epitome of comfortable living, offering both style and convenience.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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### LOCATION

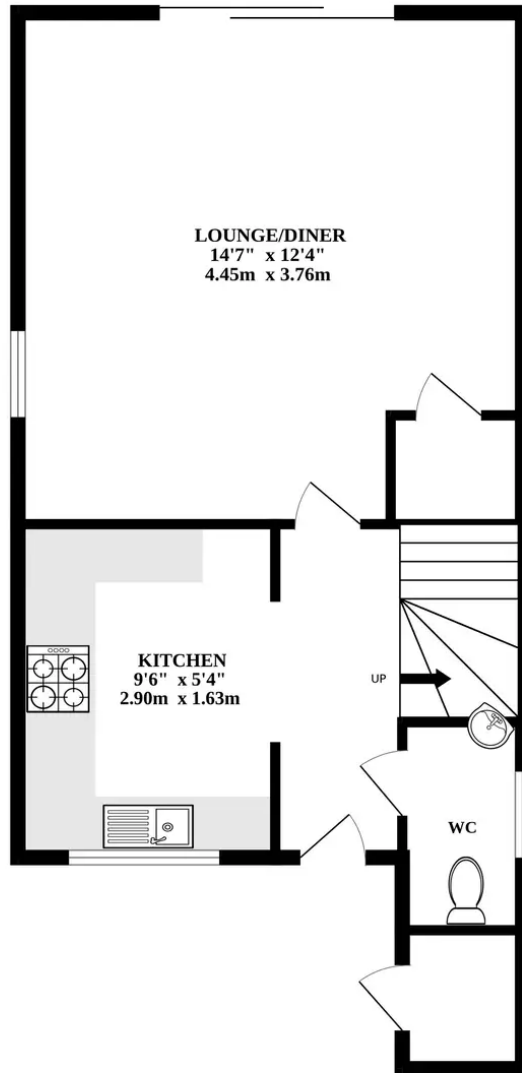
Conveniently situated in Dereham, this property enjoys a fantastic location within a short distance to the town centre. With supermarkets and a pub nearby, you'll find all your essential amenities within easy reach. The town centre itself offers an array of shops, pharmacies, a doctor's surgery, dentists, a cinema, a bowling alley and a leisure centre. Indulge in the local dining scene with an abundance of pubs and restaurants to choose from. Families will appreciate the proximity to schools catering to all age groups. Enjoy easy access to the A47 for seamless commuting, while relishing the advantage of being on the outskirts of town, offering a peaceful ambiance with amenities right at your doorstep.

### THE PROPERTY

Welcome to this charming end-terraced property, nestled in the heart of Dereham. As you step inside,



GROUND FLOOR



1ST FLOOR

