



The Lebbelow Dereham Road, Garvestone

Guide Price £350,000

The Lebbelow Dereham Road

Garvestone, Norwich

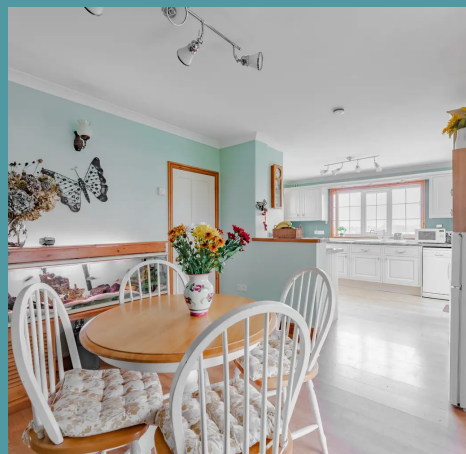
Guide Price: £350,000 - £375,000 Sitting beautifully on an expansive plot, this detached bungalow offers a comfortable and convenient living experience. Located in the desirable village of Garvestone, surrounded by a countryside setting, whilst still being in close proximity to local amenities. It has been thoughtfully designed to offer everything you need on a single floor, including a sitting room, open plan kitchen/dining room, garden room, two bedrooms and a shower room. Externally you will find a driveway, double garage and incredible gardens, perfect for garden enthusiasts.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





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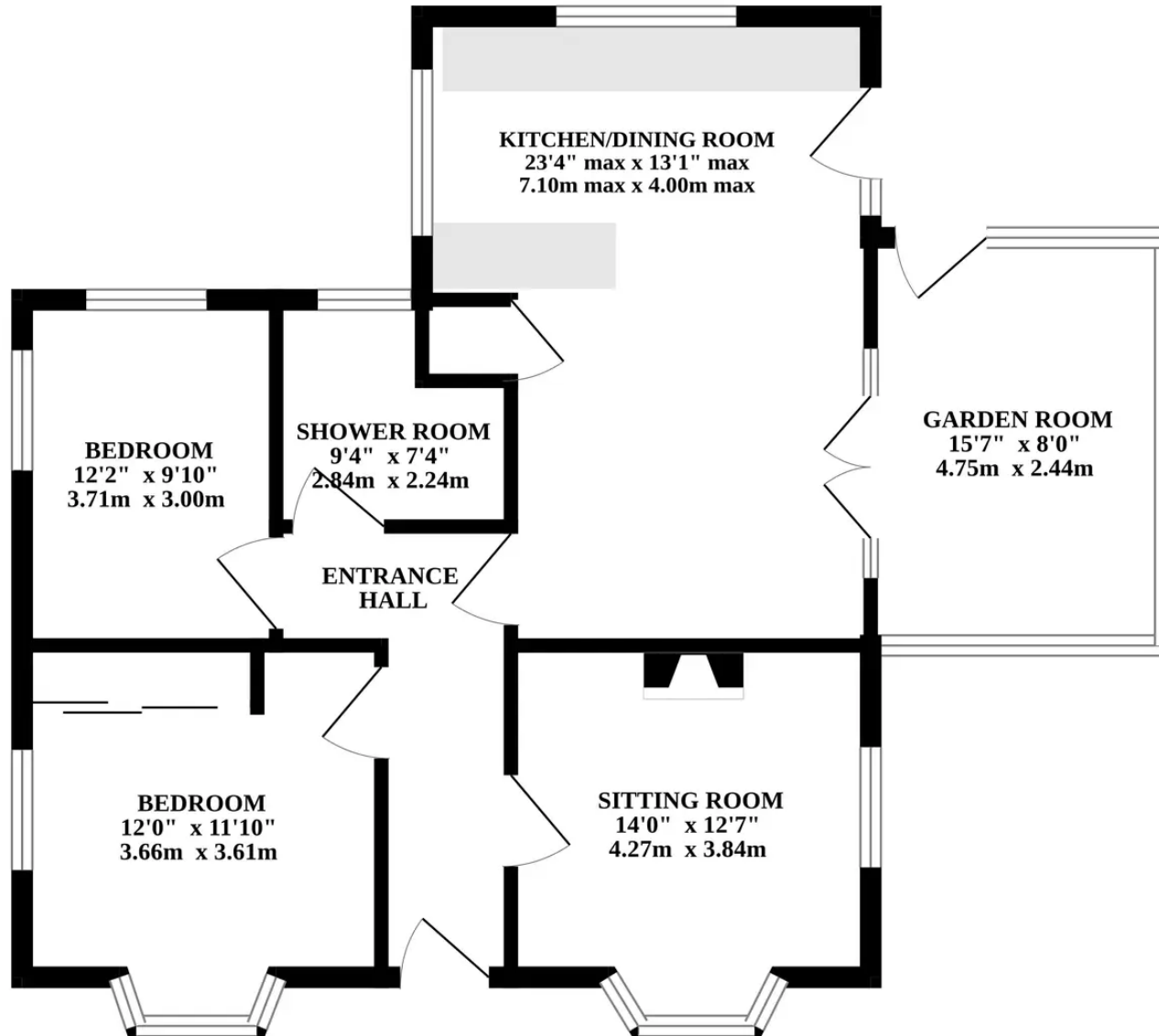
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LOCATION

Nestled in the charming village of Garvestone, offering a picturesque countryside setting with convenient access to essential amenities. Within the village, you'll find the Garveston Village Hall, a hub for community events and gatherings. St. Margaret's Church adds to the village's historic charm. Just a short drive away, Dereham town awaits, providing a wealth of amenities and services. Dereham boasts a variety of supermarkets, including Tesco and Aldi, ensuring your grocery needs are well-catered for. Additionally, you'll have easy access to medical facilities, including doctors and dentists. The property's location is further enhanced by its proximity to the A47, a major road that connects you to both Swaffham and Norwich, allowing for convenient commutes and access to a wider range of amenities and attractions in these bustling towns.



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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