



14 St. Georges Drive, Dereham

Guide Price £200,000

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Dereham, Dereham

Guide Price: £200,000 - £220,000. This inviting three-bedroom property in Dereham seamlessly blends comfort and style. The ground floor offers a well-designed layout, including a spacious kitchen with a charming bay window and a living room with sliding doors to the rear garden. Upstairs, three generously sized bedrooms cater to your evolving needs, with the main bedroom providing a spacious retreat. The modern bathroom enhances the overall appeal of this delightful home. The rear garden, enclosed with fencing, offers a private outdoor space with patio and lawn areas, complemented by the convenience of off-road parking and a garage for storage needs.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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LOCATION

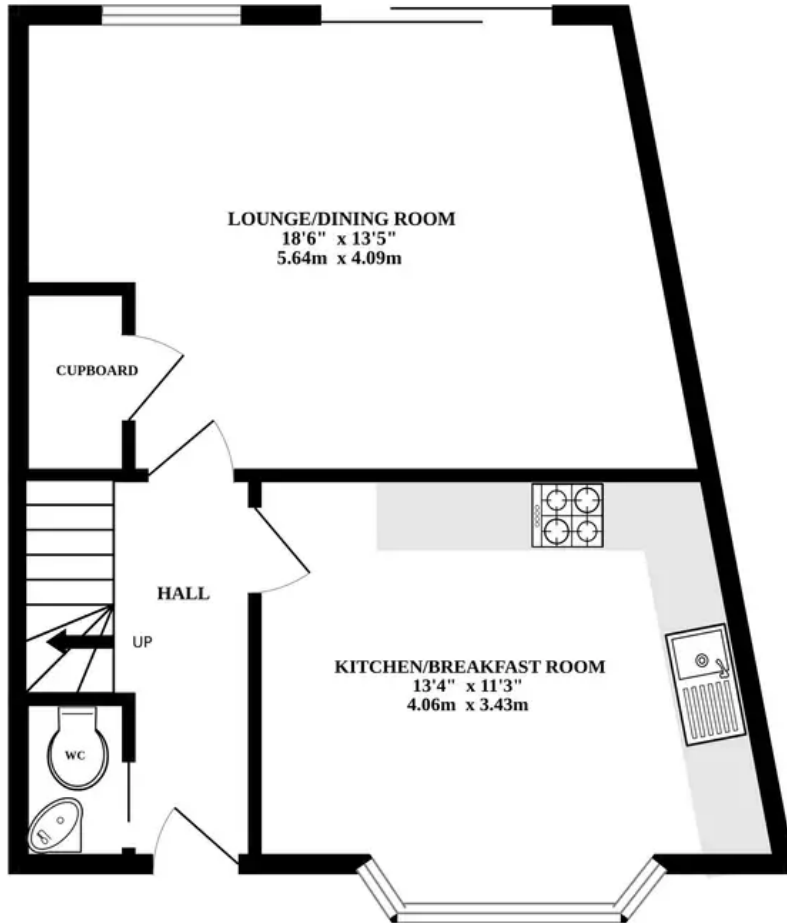
Conveniently situated in Dereham, this property enjoys a fantastic location within a short distance to the town centre. With supermarkets and a pub nearby, you'll find all your essential amenities within easy reach. The town centre itself offers an array of shops, pharmacies, a doctor's surgery, dentists, 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

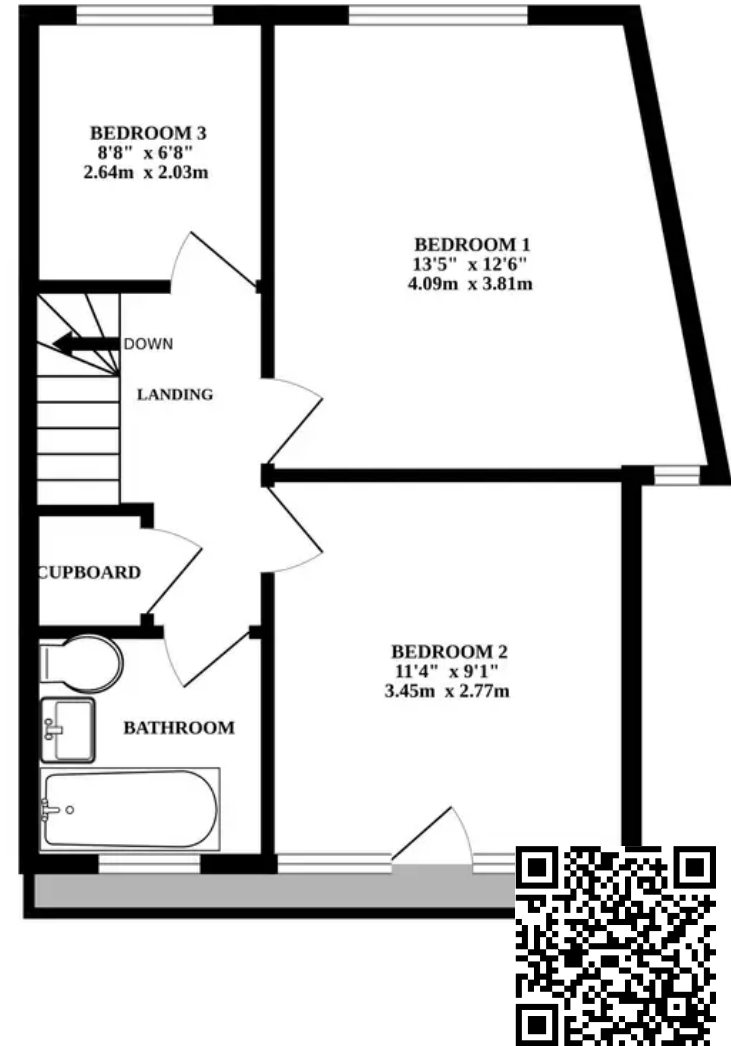
Step into this inviting three-bedroom property in Dereham, where comfort meets style. Enter



GROUND FLOOR



1ST 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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