



8 Holly Close, Dereham

Guide Price £250,000

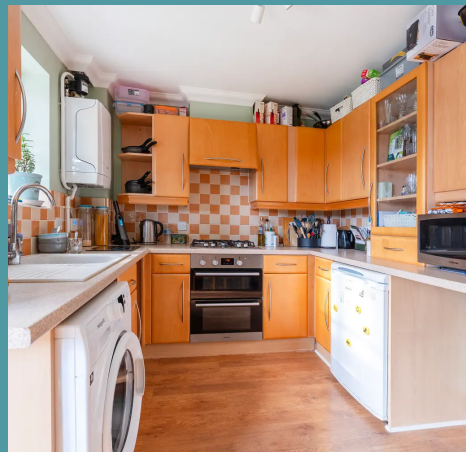
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Dereham, Dereham

Upon entry, this welcoming home features a spacious entrance hall leading to a generously sized living room and an open kitchen/diner, perfect for hosting family gatherings. The master bedroom with ensuite offers a space for rest, while the remaining two bedrooms share a modern bathroom for practicality and comfort. Outside, a thoughtfully landscaped garden with a sheltered patio area, artificial turf and fencing provides a peaceful environment, complemented by a single garage and off-road parking for convenience and security.

THE LOCATION

Within a short distance to the town centre and a country park, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





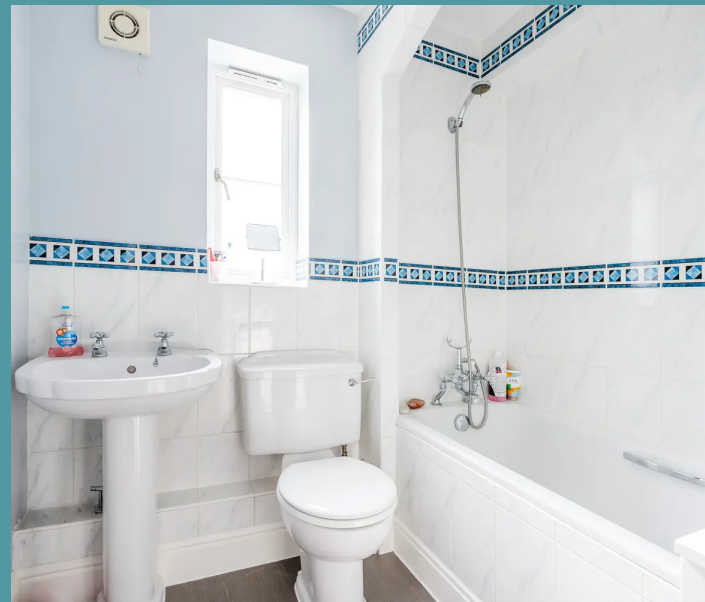
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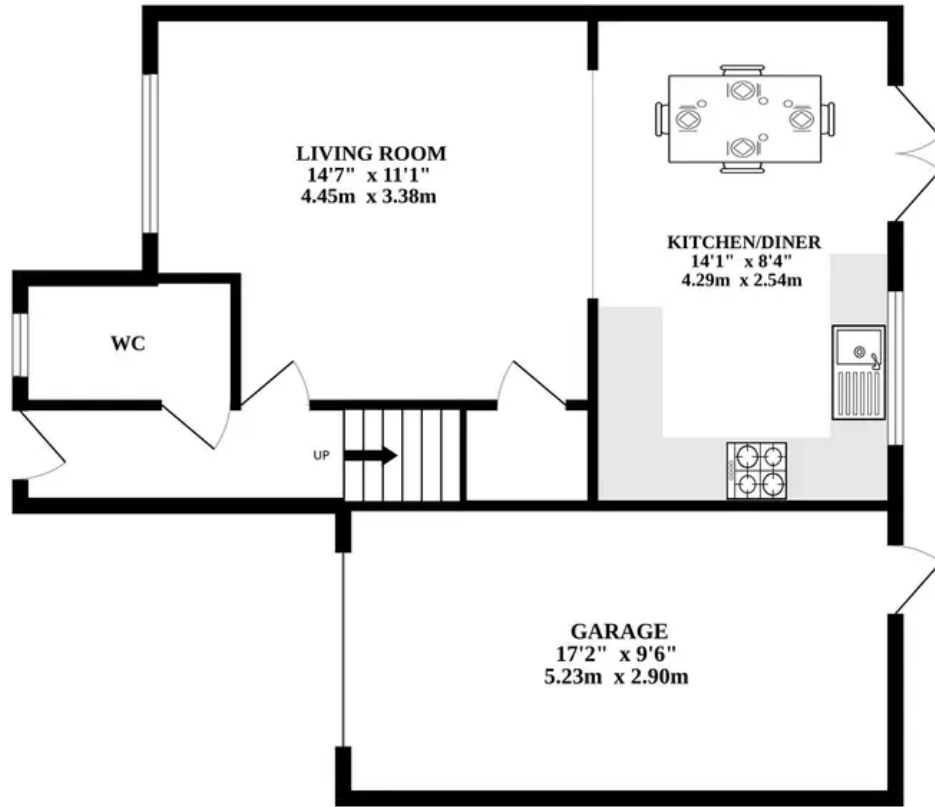
THE PROEPRTY

Upon entry, you are greeted by a welcoming entrance hall that provides access to a convenient WC and all ground floor rooms. The generously sized living room features hard flooring and ample space for your preferred furnishings, offering a perfect setting for relaxation or entertaining guests. The open kitchen/diner, boasts wooden-themed cupboards, space for your appliances and various dining table arrangements. This functional space caters to those who enjoy hosting family gatherings.

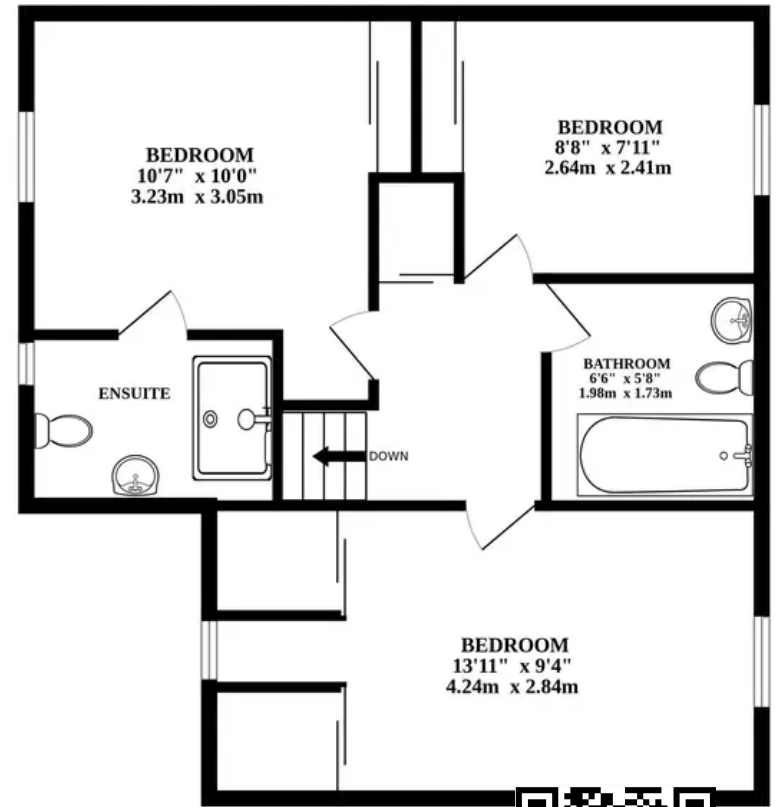
The property comprises a master bedroom with an ensuite shower room, providing a sanctuary for rest. In addition, the remaining two bedrooms offer comfortable living spaces and share access to a modern bathroom, ensuring practicality and comfort for all occupants.



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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Step outside and discover a thoughtfully landscaped garden, complete with a sheltered patio area, artificial turf and enclosed with fencing. This outdoor space offers a peaceful environment for enjoying dining or simply unwinding. Further enhancing the property's appeal is a single garage and off-road parking to the front, providing convenience and security for vehicles.

AGENTS NOTE

We understand this property will be sold freehold connected to all mains services. (gas central heating)

Council tax band - C

