



## 14 The Crescent, Dereham

In Excess of £190,000

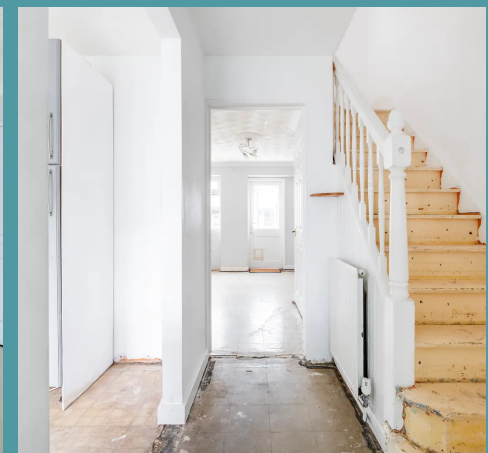
# 14 The Crescent

Dereham, Dereham

This welcoming property offers practicality and comfort from the moment you step inside, with a convenient WC and an open layout connecting the entrance to the well-appointed kitchen and spacious living room. Upstairs, three generously sized bedrooms provide comfort and privacy, complemented by a modern bathroom. Outside, the well-maintained garden features a patio for dining, a lower-level area for outdoor activities, and a summer house or shed for extra storage or relaxation, while parking is made easy with on-street options and a garage.

## THE 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.



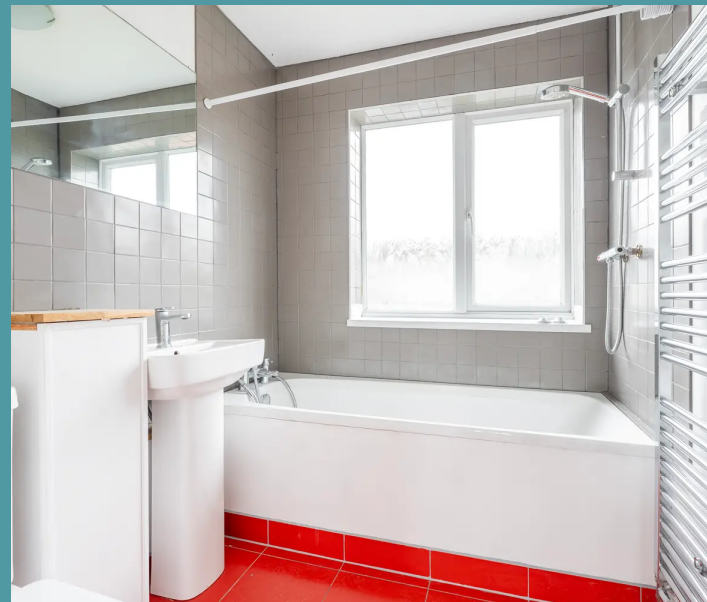


## 14 The Crescent

Dereham, Dereham

### THE PROPERTY

Upon entry, you are greeted by a welcoming entrance hall that provides access to a convenient WC, ensuring practicality and comfort right from the start. The main floor boasts an open layout, seamlessly connecting the entrance to the well-appointed kitchen. The kitchen features ample cupboard space, a bay window that floods the room with natural light and enough room for all your essential appliances. The property further unfolds into a spacious living room where you can relax and unwind, complete with storage options, ample space to accommodate your furniture and easy access to a bright conservatory that offers additional living space and views of the outdoors.

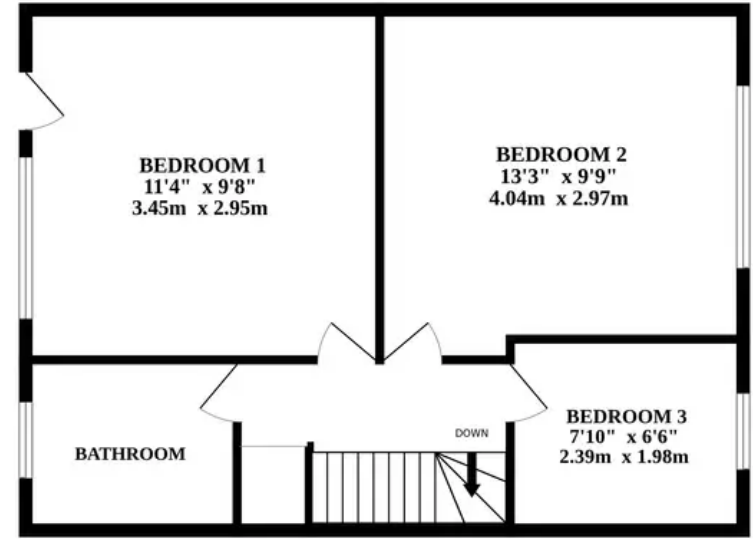


Continuing to the upper level, you will find three generously sized bedrooms, each offering comfort and privacy, alongside a modern bathroom designed for relaxation and convenience.

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.  
Made with Metropix ©2024





## 14 The Crescent

Dereham, Dereham

Step outside to discover a well-maintained garden area featuring a patio for dining and a lower-level area perfect for outdoor activities. Additionally, a summer house or shed provides extra storage space or a cosy spot to enjoy the peaceful surroundings. Parking is made easy with on-street parking options available, while a garage provides secure storage for your additional belongings.

### AGENTS NOTE

We understand this property will be sold freehold connected to all mains services

Council Tax Band - B

