



20 Reeder Close, Dereham

OIRO £210,000 Freehold

This well-presented property is a true gem, offering a harmonious combination of practicality and comfort in a prime location. Nestled close to local amenities, this charming 3-bedroom semi-detached house offers a blend of comfort and convenience for its next discerning owners. Offering a harmonious blend of modern comforts and practical design, this property is sure to impress even the most discerning buyers seeking a place to call home.

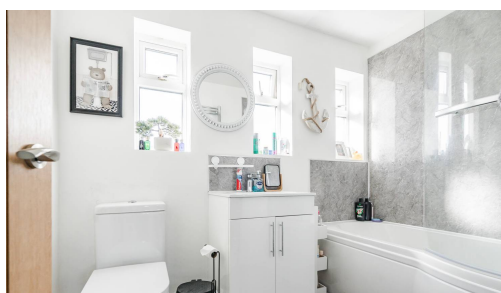
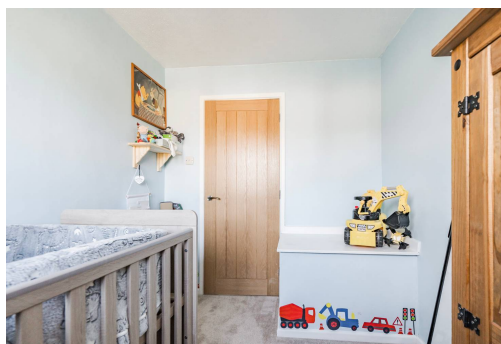
Location

Reeder Close, Dereham, NR19 1PD is situated in a quiet and family-friendly cul-de-sac within the vibrant market town of Dereham. This location offers the perfect balance of tranquillity and convenience, with excellent local amenities just a short distance away, including supermarkets, independent shops, cafes, and well-regarded schools. The property is also ideally placed for outdoor enthusiasts, with picturesque parks and scenic countryside walks nearby. Commuting is a breeze, thanks to easy access to the A47, connecting you to Norwich, King's Lynn, and the surrounding areas. Whether you're looking for a peaceful retreat or a well-connected home, Reeder Close ticks all the boxes.



Reeder Close

Upon entering the home, you are greeted by a welcoming hallway that leads seamlessly into the open-plan living and dining area. Offering a versatile space, this area is flooded with natural light and provides ample room for your preferred furniture arrangements. The adjoining kitchen boasts a good size with room for your appliances and a convenient single door access to the rear.



Journeying upstairs, you will find three generously sized bedrooms that offer flexibility to accommodate various needs. The recently renovated bathroom adds a touch of modern elegance to the home, providing a space where you can unwind and relax.

This property is not short on practical features either, with a new boiler less than two months old ensuring efficiency and reliability. The sizeable garden plot offers a lawn area, a patio for outdoor dining or relaxation, as well as storage options for easy organisation of outdoor essentials.

Outside, a private driveway with space for multiple vehicles eliminates any parking concerns, ensuring both you and your guests benefit from hassle-free parking arrangements. Boasting a great catchment for schooling and proximity to town amenities, this property presents an ideal opportunity for those seeking a comfortable and well-connected homestead.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, gas, and drainage.

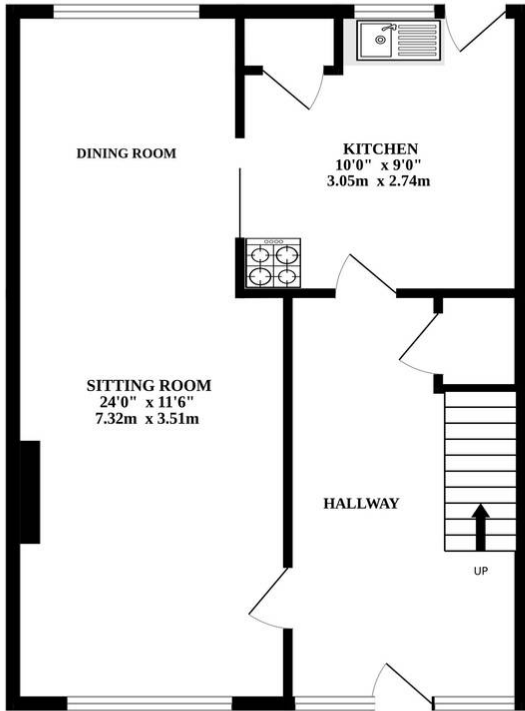
Tax Council Band - B

Council Tax band: B

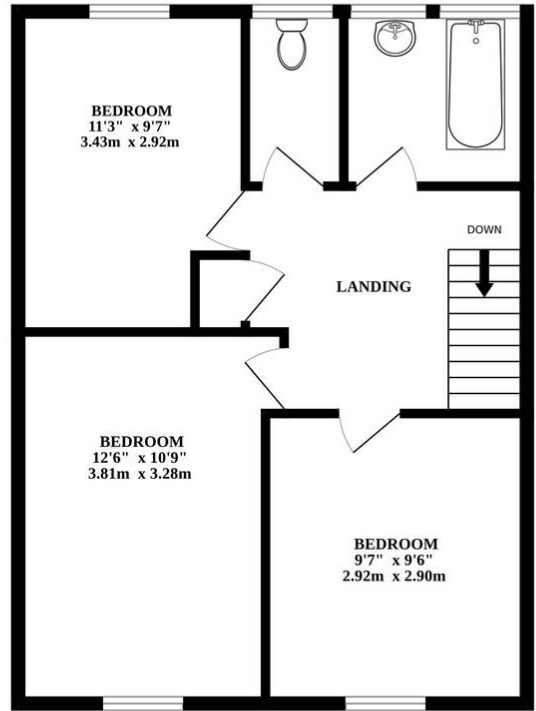
Tenure: Freehold



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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