



37 Highfield Road, Dereham

£425,000 Freehold

Situated in a quiet cul-de-sac location, this beautifully presented 4-bedroom detached house exudes charm and sophistication. Boasting flexible living spaces, this extended residence offers a versatile layout suited to a variety of lifestyle needs.

Combining stylish design elements with practical features, this home presents an exciting opportunity to own a property that seamlessly balances modern living with comfort and convenience.

Location

Situated in the heart of Dereham, Highfield Road offers the perfect blend of convenience and charm. This desirable location provides easy access to a wide range of amenities, including supermarkets, local shops, and highly regarded schools, all within walking distance. Dereham's bustling town centre, with its array of cafes, restaurants, and leisure facilities, is just a short stroll away. Commuters will appreciate the excellent transport links, with the A47 nearby offering seamless connections to Norwich and King's Lynn. Surrounded by beautiful Norfolk countryside, this property is ideal for those seeking both urban conveniences and tranquil escapes.



Highfield Road

Upon entering the property, you are greeted by an entrance hall leading to an open-plan living room, tastefully complemented by a study space and a delightful sunroom. The heart of the home lies in the bespoke kitchen, featuring a central island unit and a range cooker, seamlessly flowing into a spacious dining area—ideal for entertaining guests or enjoying family meals.



Upstairs, the property comprises four generously proportioned bedrooms, including a master bedroom with an en-suite shower room. A separate office space provides added convenience for those who work remotely or require additional accommodation.

The property benefits from the ownership of solar panels, enhancing energy efficiency and reducing utility costs, bringing in an additional £1000 p/a. Outside, the rear garden offers a peaceful retreat, with a laid patio area leading to a well-maintained lawn—a perfect setting for outdoor relaxation or al fresco dining.

Parking is made easy with off-road parking available via a driveway and garage, providing space for multiple vehicles. Within walking distance to local amenities and conveniently located near bus stops, this property offers a desirable blend of tranquillity and accessibility.

Agents Notes

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

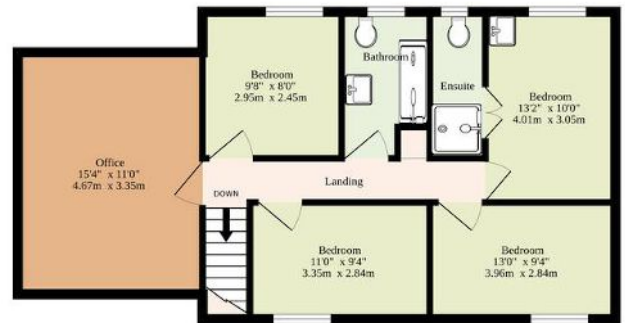
EPC Environmental Impact Rating: C



Ground Floor
1010 sq.ft. (93.8 sq.m.) approx.



1st Floor
605 sq.ft. (56.2 sq.m.) approx.



Sqft Doesn'T Include Wc, Hallways, Landing, Bathroom & Ensuite

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

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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