



93 Boyd Avenue, Dereham

Guide Price £325,000

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Dereham, Dereham

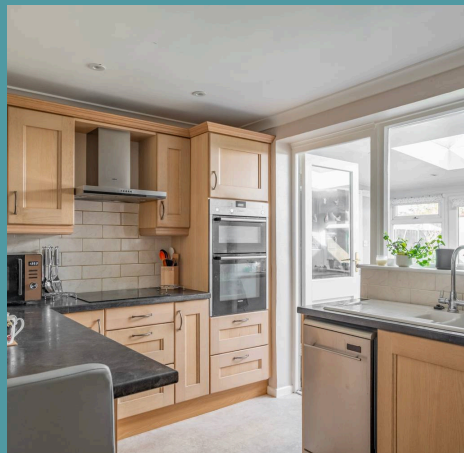
Spanning over 1000sqft, this three-bedroom detached home, offers a flowing layout ideal for modern living. The property features a spacious open-plan living and dining area that fills with natural light, leading to the landscaped rear garden. A well-equipped kitchen with ample storage, along with a large utility room, provides plenty of space for everyday tasks. The three bedrooms are positioned at the front of the bungalow, with two well-appointed shower rooms offering convenience and comfort. With a large driveway, garage, and solar panels offering quarterly income, this bungalow combines practical living with energy efficiency in a sought-after location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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The Location

Boyd Avenue in the thriving market town of Dereham offers an outstanding location that balances convenience and accessibility. Just a short walk away, residents can access popular stores such as Lidl and Tesco Extra, simplifying grocery shopping and daily errands. The area also boasts a selection of dining options, from fast-food outlets to sit-down restaurants, catering to every craving. For those needing to commute, the nearby A47 provides seamless connections to surrounding towns and cities, making travel stress-free.

Dereham's bustling town centre is only a short distance from Boyd Avenue, offering a wide range of amenities to suit every lifestyle. Families will benefit from the proximity to reputable local schools, while leisure facilities in the area provide activities for all ages. The town features a mix of



Ground Floor
1217 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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