



Minors & Brady

Fair View Lodge South Green, Dereham

Guide Price £450,000

Fair View Lodge South Green

Dereham, Dereham

Guide Price: £450,000 - £475,000. Welcome to a charming property featuring a three-bedroom main residence and a detached bungalow, offering a perfect blend of classic and modern living. The main residence boasts an open-plan kitchen dining area, cosy living space with a wood burner, and three great-sized bedrooms on the upper floor. The detached bungalow provides a modern living experience with an open-plan layout, three additional bedrooms, and both properties offer small garden spaces and ample off-road parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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LOCATION

Within walking distance to the town centre, 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.

THE PROPERTY

Welcome to a charming property featuring a three-bedroom main residence and a detached bungalow, offering a perfect blend of classic and modern living. Enter the main residence through a practical porch, creating an ideal space for coats and shoes, leading into an open-plan kitchen dining area. The kitchen, equipped for meal preparation, boasts ample space for a dining table, making it a perfect spot for gatherings.

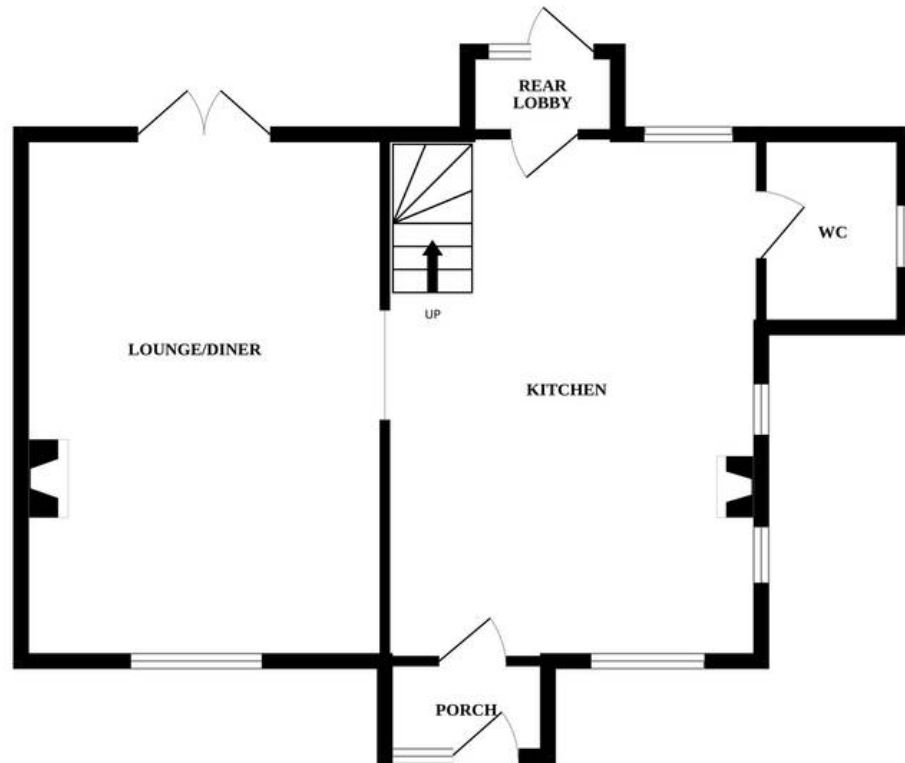


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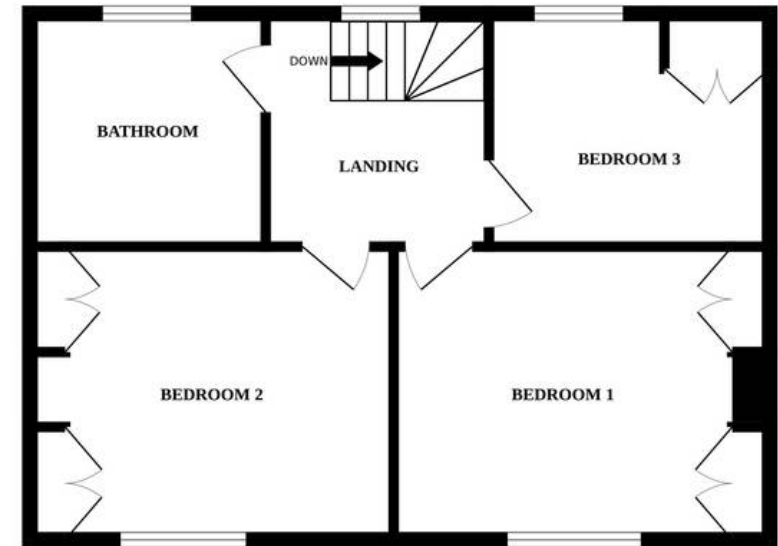


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GROUND FLOOR



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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