



34 Cecil Road, Dereham

In Excess of £260,000



# 34 Cecil Road

Dereham, Dereham

This beautifully presented two-bedroom detached chalet bungalow offers a flexible and stylish living environment within walking distance of Dereham town centre. Boasting a contemporary open-plan kitchen and lounge area, two versatile reception rooms, and a generous loft room spanning the entire first floor, this home is perfect for those seeking both comfort and practicality. With low-maintenance gardens, a private driveway, and a single garage, this property ticks all the right boxes for modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E







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### 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 ambience with amenities right at your doorstep.

### Cecil Road

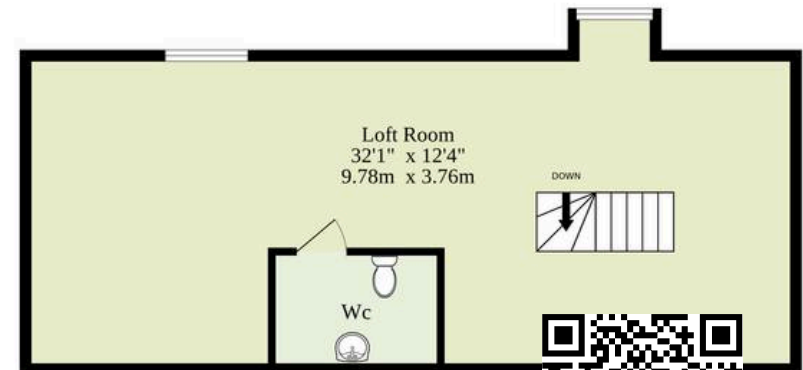
Stepping inside, the welcoming entrance hall leads to a sleek and well-equipped kitchen, featuring a range of fitted units, integrated appliances, and a seamless connection to the lounge. The lounge



**Ground Floor**  
881 sq.ft. (81.8 sq.m.) approx.



**1st Floor**  
438 sq.ft. (40.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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