



45 William Way, Dereham

In Excess of £190,000

# 45 William Way

Dereham, Dereham

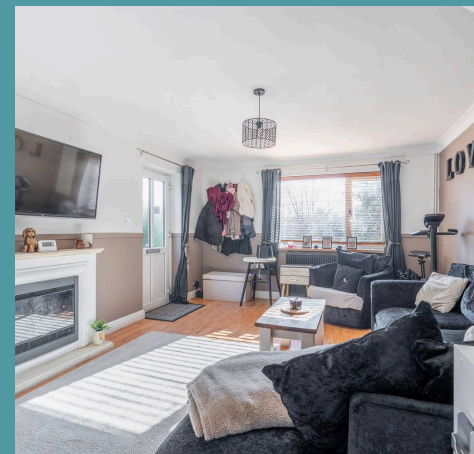
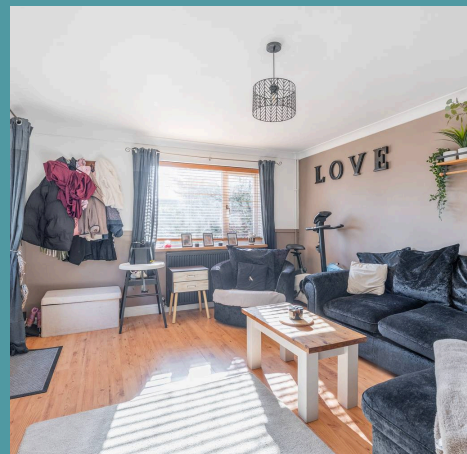
This excellent first home is tucked away in a peaceful, friendly part of Dereham. Situated just moments from Lidl, Tesco Extra, and a variety of dining options, daily life couldn't be more convenient. The property features a bright and spacious lounge, two generously sized double bedrooms, and a low-maintenance garden, making it perfect for modern living. With the added benefit of two allocated parking spaces and easy access to the A47, commuting is a breeze. This well-positioned home is an opportunity not to be missed for those seeking both convenience and comfort.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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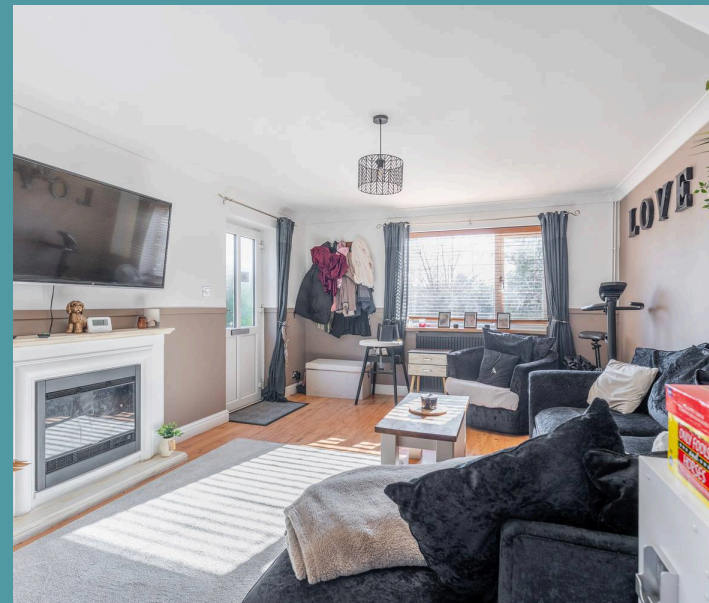
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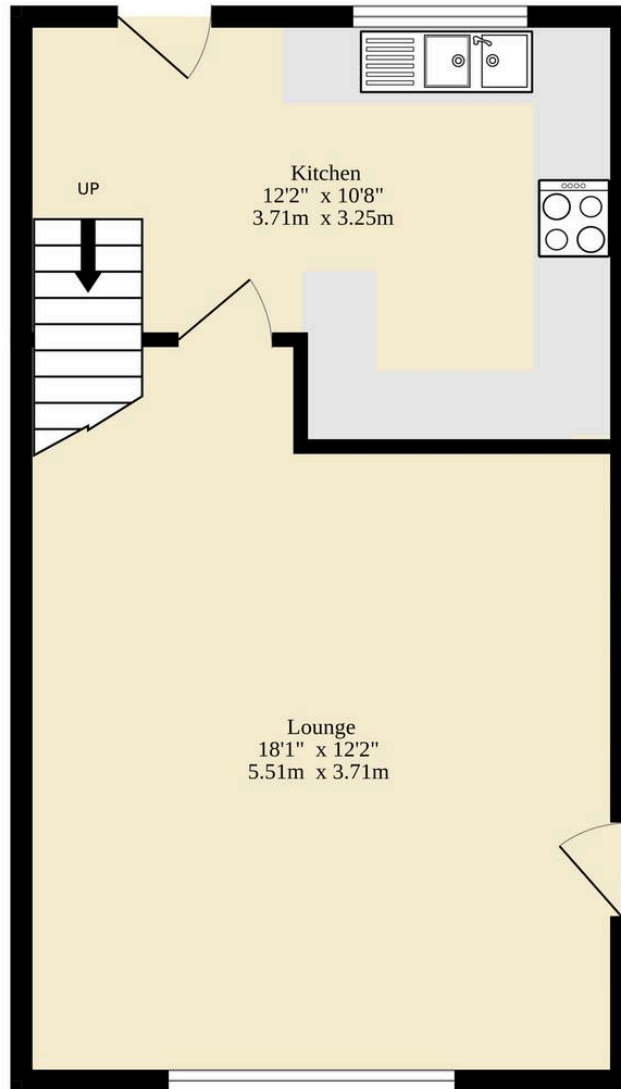
### The Location

William Way in the thriving market town of Dereham offers an outstanding location that balances convenience and accessibility. Just distance 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.

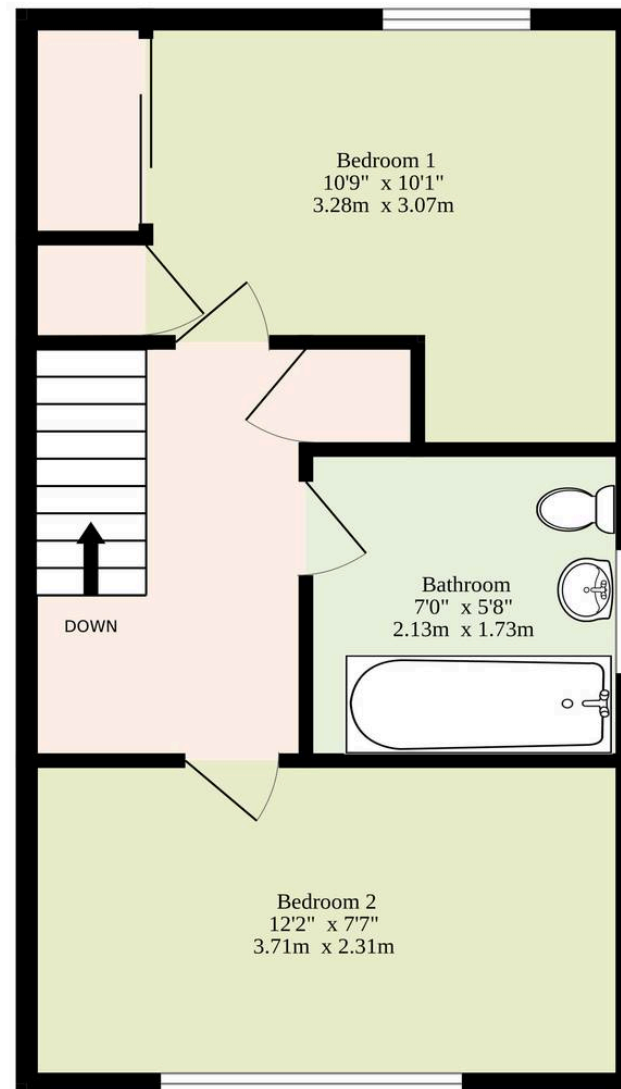
Dereham's bustling town centre is only a short distance from William Way, offering a wide range of amenities to suit every lifestyle. Families will benefit from the proximity to reputable local schools, while leisure facilities in the area provide activities for all ages. The town features a mix of independent cafes and well-known coffee spots like Starbucks and Costa, all conveniently located close together. Entertainment options are just as varied,



**Ground Floor**  
352 sq.ft. (32.7 sq.m.) approx.



**1st Floor**  
306 sq.ft. (28.4 sq.m.) approx.



**TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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