



50 Andrew Goodall Close, Dereham

£300,000 - £310,000 Freehold

Located in the heart of a thriving Norfolk market town, this well-presented 4-bedroom detached house offers a prime residential opportunity set within a sought-after community. Boasting spacious accommodation throughout, this family home enjoys a convenient position with excellent access to amenities and superb transport links, including quick access to the A47.

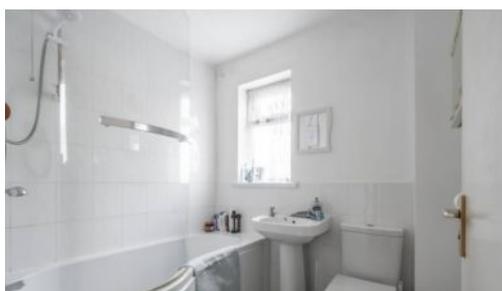
Location

Nestled in a peaceful cul-de-sac, Andrew Goodall Close offers a prime location within this thriving Norfolk market town. Dereham provides an excellent blend of rural charm and modern convenience, with a variety of local amenities, including independent shops, supermarkets, cafes, and restaurants, all within easy reach. The property benefits from superb transport links, with quick access to the A47, connecting you to Norwich, King's Lynn, and beyond. Families will appreciate the selection of well-regarded schools nearby, while outdoor enthusiasts can explore the beautiful surrounding countryside and green spaces such as Neatherd Moor. Whether you're seeking a vibrant community or tranquil living, this location delivers the best of both worlds.



Andrew Goodall Close

Upon entering the property, you are greeted by a welcoming hallway, leading to a modern kitchen with sleek finishes to the right, featuring ample cupboard space and a side door for easy access to the outside. To the left, a WC offers convenience for guests. Continuing through, the open-plan lounge and dining room provide a bright and airy living space perfect for entertaining.



Adjoining the lounge is a sunlit conservatory, offering an additional area to relax and enjoy the views of the beautiful surrounding fields.

This property also benefits from a separate home office on the ground floor, ideal for those who require a designated workspace. Moving upstairs, the first floor houses four bedrooms, two of which feature built-in storage solutions, providing ample space for personal belongings. The family bathroom offers a bath with an overhead shower attachment, a toilet, and a hand basin, completing the upstairs living quarters.

Outside the property, the front of the house features off-road parking with a driveway leading to a garage, providing secure storage and convenience for vehicles. The front also includes a small grass patch, adding a touch of greenery to the property. To the rear, a generous garden offers a peaceful outdoor space with the added bonus of stunning field views, creating a peaceful setting for relaxation and enjoying the surrounding natural landscape.

In conclusion, this charming detached family home combines modern living with a desirable location, making it a perfect choice for those seeking a comfortable and well-connected living environment within a vibrant community.

Agents Notes

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

Council Tax band: C

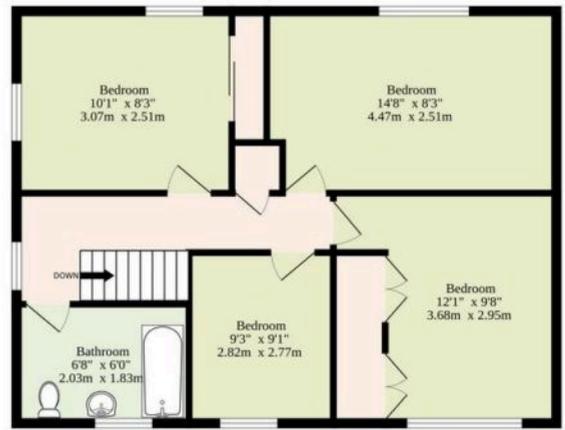
Tenure: Freehold



Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



1st Floor
547 sq.ft. (50.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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