



13 Park Road, Dereham

£300,000 Freehold

Positioned just outside of the town centre, this beautifully updated three-bedroom mid-terrace home offers spacious and well-designed living. Featuring two reception rooms, a stylish kitchen, and a convenient utility room with a WC, the layout is both practical and inviting. Upstairs, three well-proportioned bedrooms are complemented by a luxurious four-piece bathroom, complete with a freestanding bath and walk-in rainfall shower. The rear garden provides a peaceful setting with a patio area, lawn, and an insulated studio/office ideal for work or leisure. With off-road parking, gas central heating, and double glazing throughout, this fantastic home is a must-see.

Council Tax band: B

Tenure: Freehold

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The Location

Park Road is centrally located in the charming market town of Dereham, NR19 2EN. Positioned on a picturesque street, this property offers the perfect blend of quiet living and convenience. Just a short walk from Dereham's vibrant town centre, you'll have easy access to a variety of shops, cafés, and



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For those who enjoy outdoor activities, Dereham is surrounded by beautiful Norfolk countryside, ideal for leisurely walks and scenic bike rides. With excellent transport links, including the nearby A47, this location provides convenient connections to Norwich and beyond, making it ideal for both local living and commuting.

Park Road

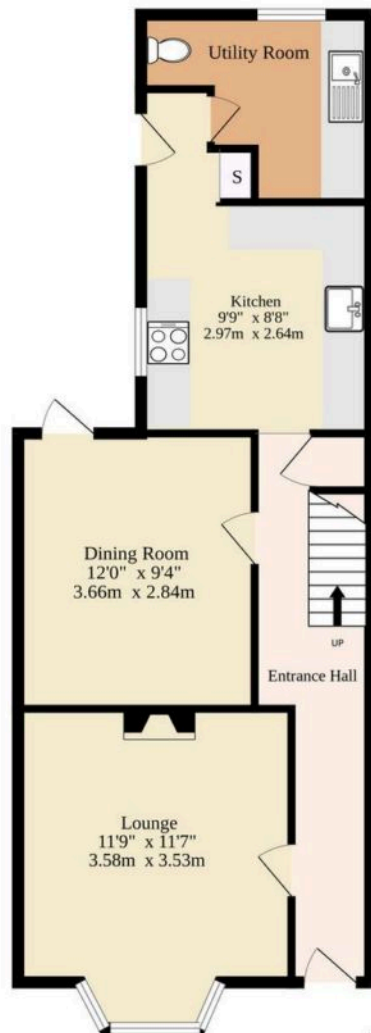
Upon entering, a welcoming hallway leads to the bright and inviting lounge, where a feature fireplace with an inset log-burning stove adds warmth and character. The walk-in bay window, fitted with sliding sash UPVC double glazing, enhances natural light, creating a cosy yet spacious feel. The adjacent dining room offers direct access to the rear garden via a double-glazed door, making it a perfect space for entertaining.

The well-appointed kitchen boasts a range of modern fitted units with wooden work surfaces, a large Butler-style ceramic sink with a mixer tap, an integrated electric oven and grill, and an integrated ceramic hob. Ample space is provided for an American-style fridge/freezer, while a stylish vertical radiator and tasteful tiled splashbacks complete the look. From the rear lobby, access leads to a utility room fitted with additional storage units and plumbing for a washing machine, and a WC, ensuring ultimate convenience.

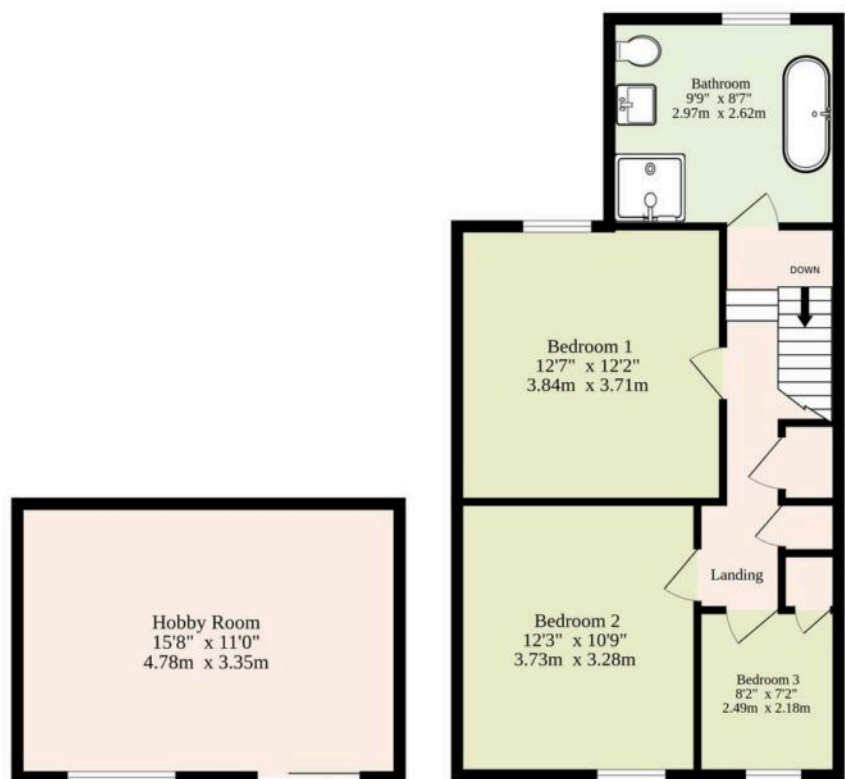
Upstairs, three well-proportioned bedrooms offer comfortable accommodation. The spacious main bedroom benefits from a large UPVC double-glazed window to the front, filling the room with natural light. The second bedroom, equally



Ground Floor
660 sq.ft. (61.3 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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