



48 South Green Gardens, Dereham

Offers in Region of £300,000

48 South Green Gardens

Dereham

Set on a large corner plot, moments away from Dereham town centre, is a charming detached bungalow. It presents the perfect opportunity for someone looking to downsize or if you require a single-floor layout. Highlighting a comfortable sitting room, an equipped kitchen, a versatile garden room, three bedrooms and a bathroom. Externally, you will find a maintained garden, a studio and a driveway providing off-road parking. Don't miss the chance to acquire this home and make it your own.

Location

Situated in the heart of Dereham, South Green Gardens offers the perfect blend of convenience and charm. This desirable location provides easy access to a wide range of amenities, including supermarkets, local shops, and highly regarded schools, all within walking distance. Dereham's bustling town centre, with its array of cafes, restaurants, and leisure facilities, is just a short stroll away. Commuters will appreciate the excellent transport links, with the A47 nearby offering seamless connections to Norwich and King's Lynn. Surrounded by beautiful Norfolk countryside, this property is ideal for those seeking both urban conveniences and tranquil escapes.





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Upon entering this delightful bungalow, you are greeted by a comfortable sitting room that is perfect for both relaxation and entertaining guests. The addition of a garden room extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home. The kitchen of this property is thoughtfully designed with a range of wall and base units, integrated appliances and storage space, to be able to cook your favourite meals. The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. Complete with a bathroom, comprising of a three piece suite, accommodating all residents in the household.

Towards the rear is a maintained garden, predominantly laid to lawn, bordered by planted beds and hedging. There is plenty of space for a timber storage shed or a greenhouse, depending on your own requirements. Completing the space is a versatile garden studio, for seating arrangements, a dedicated space for hobbies or storage. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a brick-weave driveway providing off-road parking.





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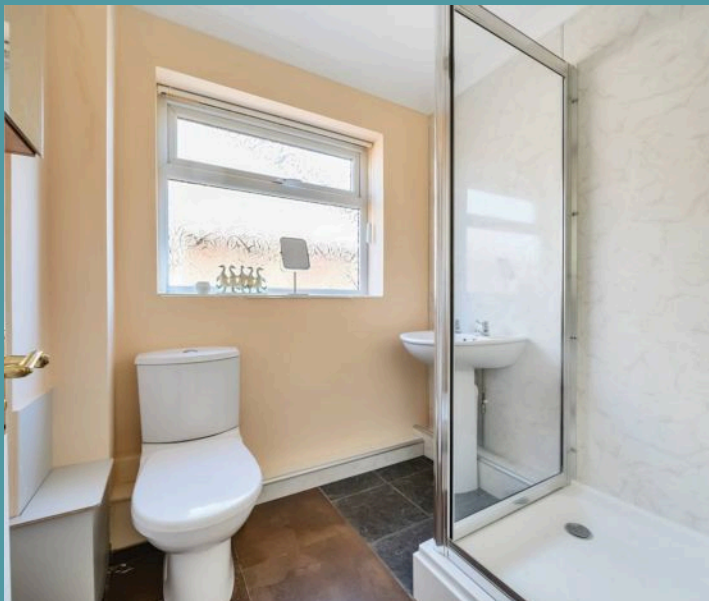
Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

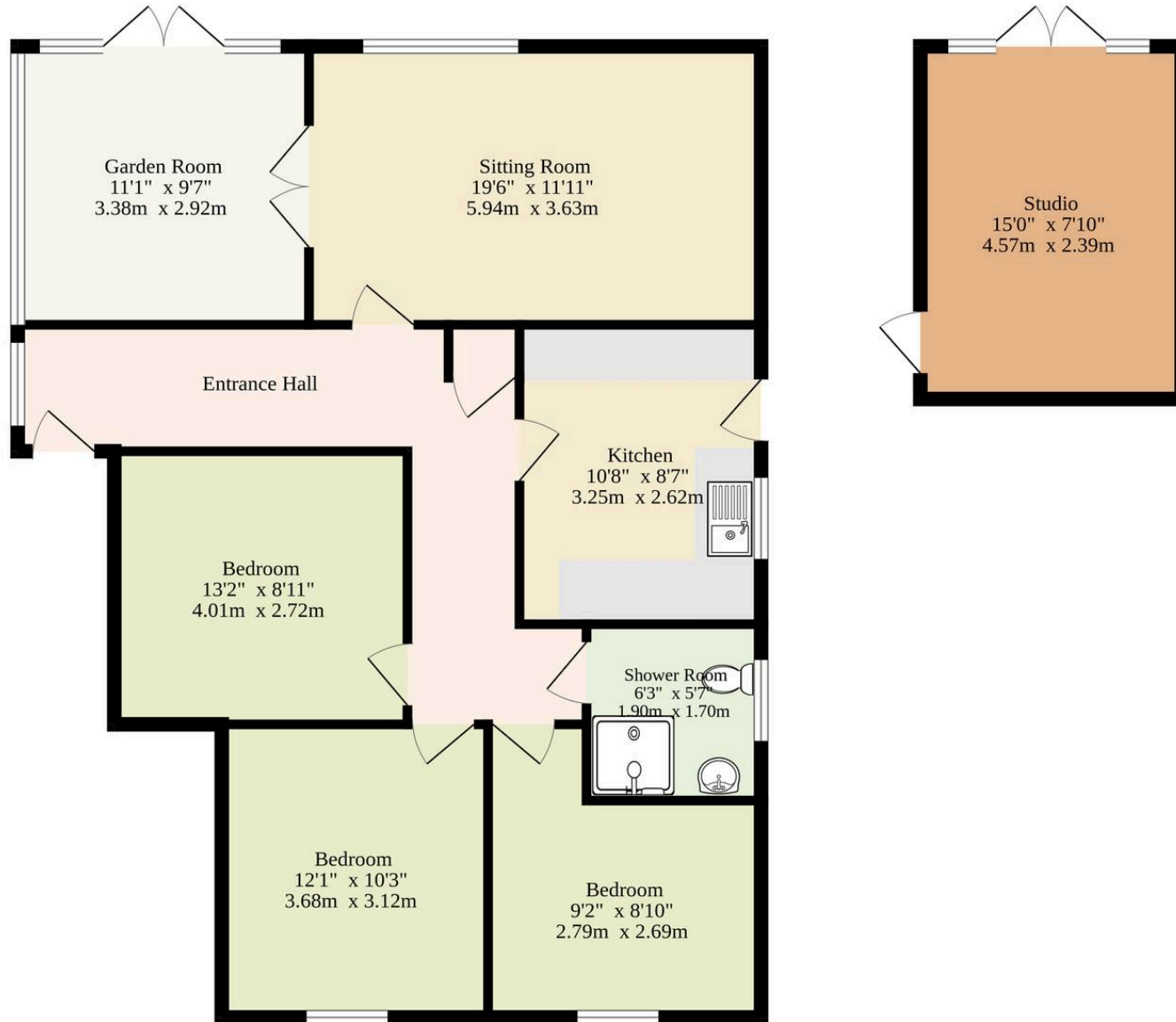
Heating system - Gas central heating.

Council tax band: B

- Detached bungalow set on a large corner plot, in the beautiful town of Dereham
- Perfect for someone looking to downsize or if you require a single-floor layout
- Comfortable sitting room inviting relaxation and entertaining
- Garden room that extends the reception space, with flexibility to be a home office, snug or additional accommodation
- Kitchen equipped with wall and base units, integrated appliances and storage space
- Three bedrooms and a bathroom
- Maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking
- New boiler
- Close to a range of amenities, including shops, bus routes and healthcare facilities



Ground Floor
1098 sq.ft. (102.0 sq.m.) approx.



Sqft Includes The Studio

TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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