



24 Windsor Park, Dereham  
£400,000

## 24 Windsor Park

Dereham, Dereham

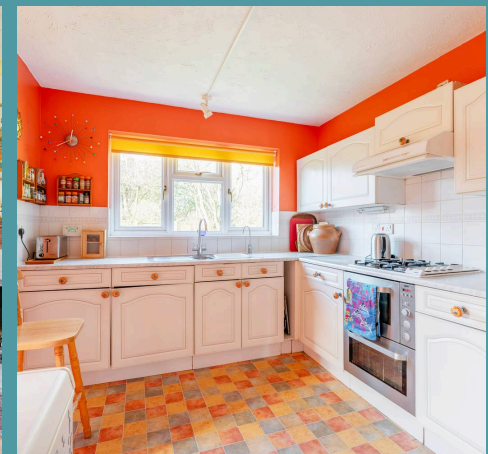
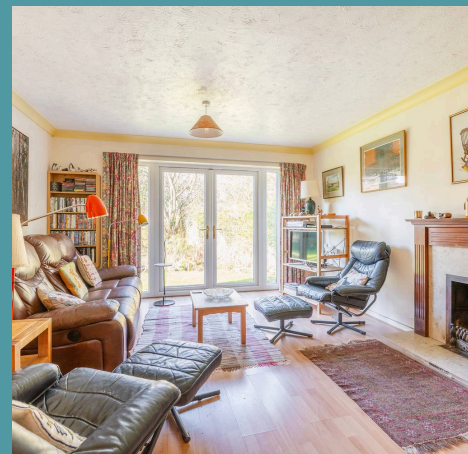
Quiet and welcoming living defines this generously proportioned home in Windsor Park, offering space, ideal for family life. The vendor has thoughtfully incorporated eco-conscious features, including a water softener, a 3kWp solar system and an EV charging point, ensuring energy efficiency while promoting sustainable living. The home boasts an abundance of reception spaces, including multiple versatile rooms that can be tailored to suit various family needs, while the large bedrooms offer plenty of storage to keep everything organised. Outside, the minimal overlooking garden provides a peaceful, private setting, perfect for unwinding or hosting guests in the warmer months.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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### The Location

At Windsor Park in the thriving market town of Dereham, you can step straight out into the picturesque countryside, enjoying the perfect blend of rural charm and modern convenience. This sought-after location provides easy access to scenic walking routes while still being close to everything you need for day-to-day living. Just a short distance away, residents will find popular stores such as Lidl and Tesco Extra, making grocery shopping and daily errands effortless.

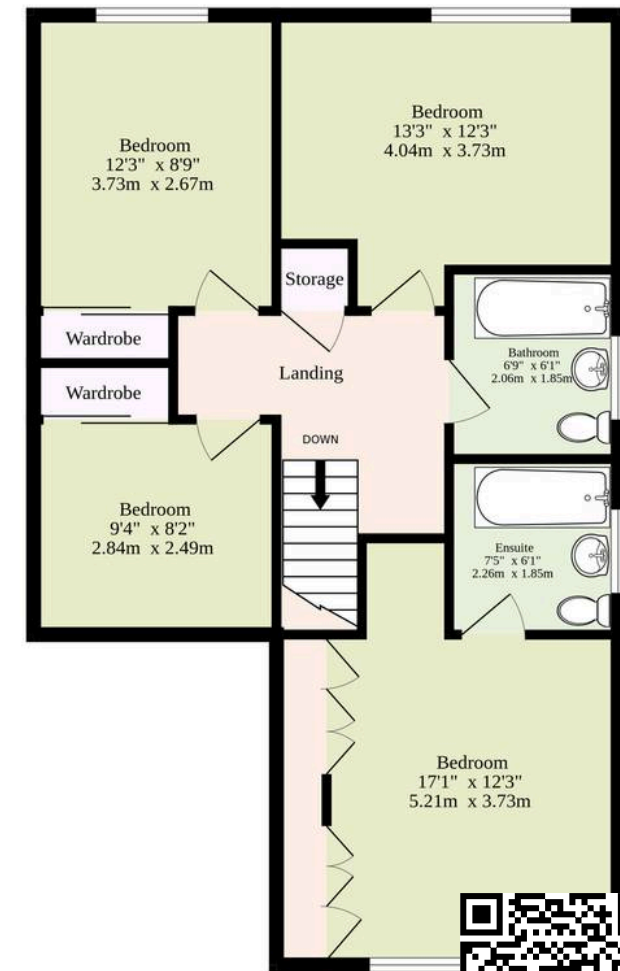
The area also offers a variety of dining options, from quick bites at fast-food outlets to sit-down restaurants perfect for relaxed meals with family and friends. For those needing to travel further afield, the nearby A47 ensures smooth and convenient connections to surrounding towns and cities, making commuting simple and stress-free.



Ground Floor  
975 sq.ft. (90.6 sq.m.) approx.



1st Floor  
733 sq.ft. (68.1 sq.m.) approx.



Sqft Includes Double Garage

TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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