



3 Cartledge Close, Dereham

Guide Price £220,000

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Dereham, Dereham

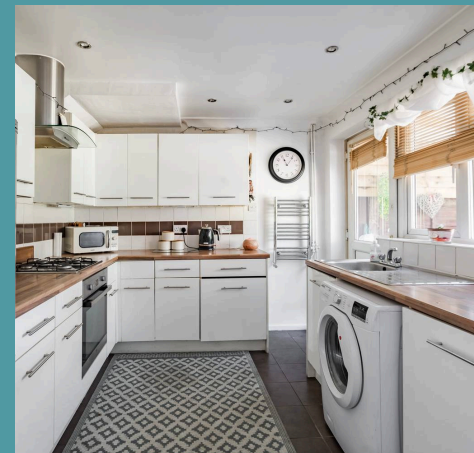
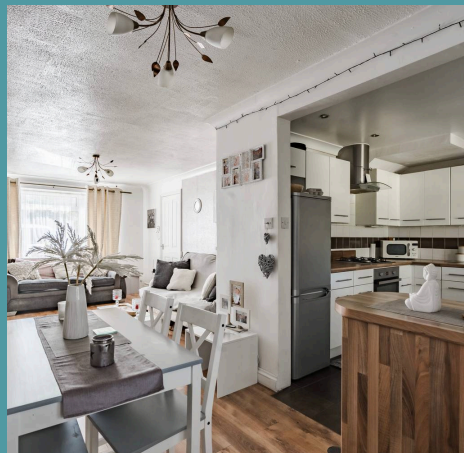
Guide Price £220,000 - £230,000. Cartledge Close offers an easy-going lifestyle in a peaceful corner of Dereham, with everything from schools to shops just a short walk away. The open-plan living and dining area creates a bright, sociable space that flows effortlessly into the kitchen and out to the garden. Whether you're hosting friends or enjoying a quiet night in, the layout feels comfortable and flexible. The fully enclosed garden provides a private space to relax, with a spacious wooden cabin that's perfect for games, hobbies or weekend gatherings. A covered side area adds even more practicality, great for storage or outdoor projects. With green spaces nearby and the town centre within reach, this home fits effortlessly around modern life.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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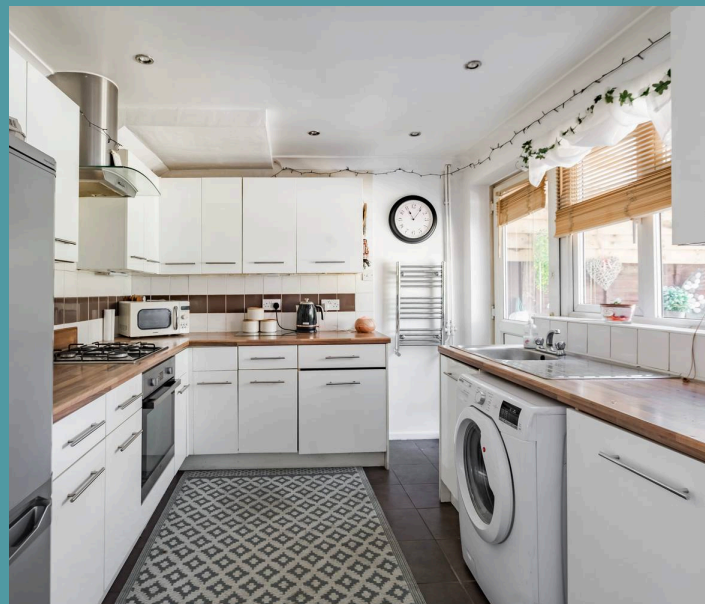
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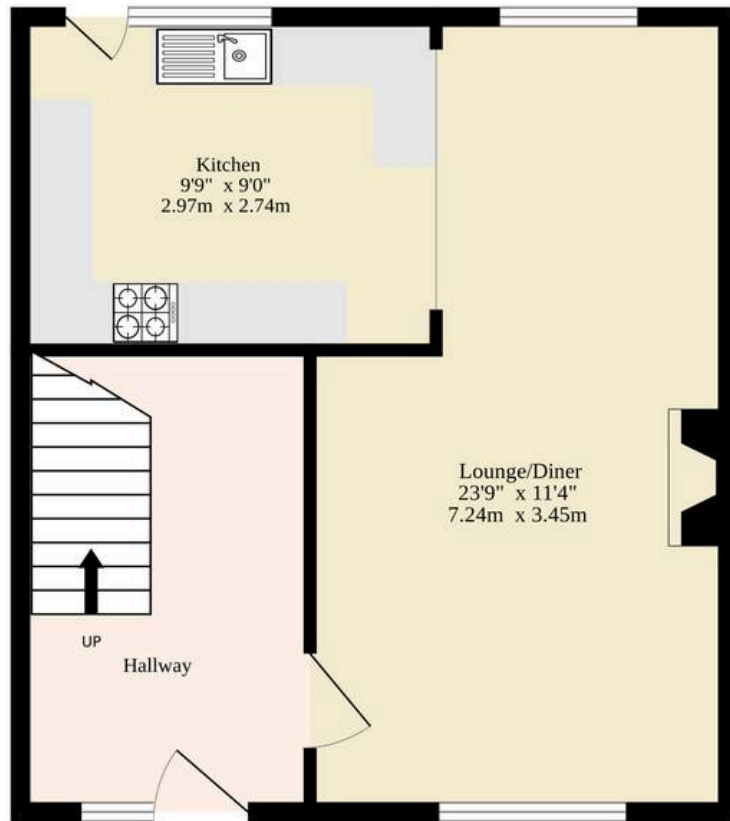
The Location

Set within a quiet, family-friendly cul-de-sac on the edge of Dereham, this location combines a calm residential setting with the ease of having everything close by. Just a five-minute walk from a highly regarded primary school and within comfortable reach of the town centre, it's perfectly placed for day-to-day convenience. Dereham offers a wide choice of amenities including major supermarkets, independent shops, cosy cafés, traditional pubs, restaurants and essential services such as doctors, dentists and pharmacies.

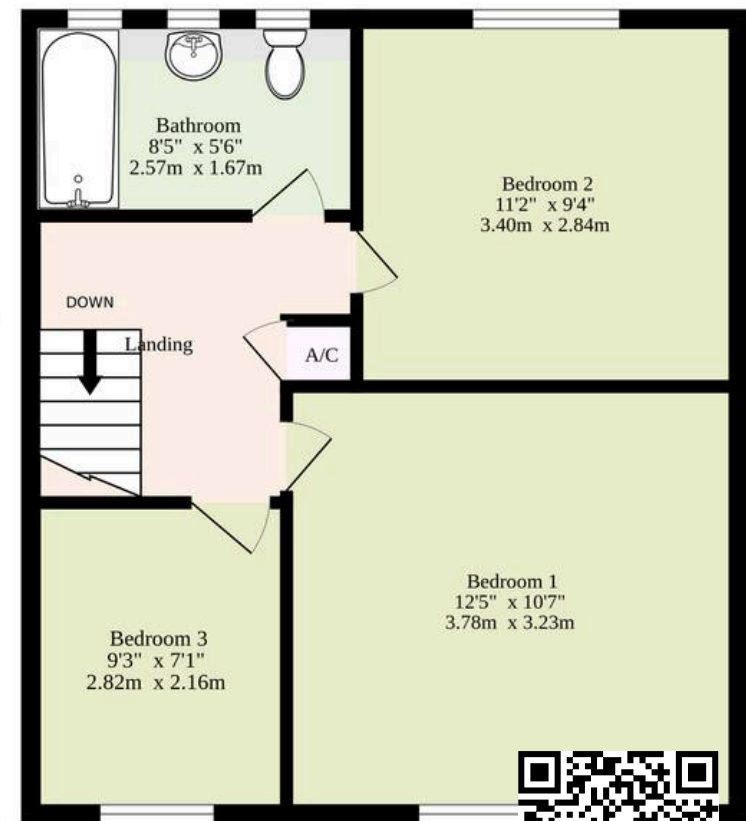
For leisure, there's a cinema, bowling alley and a well-equipped leisure centre, ensuring plenty to do without needing to travel far. The area also caters to all ages with schools nearby and open green spaces ideal for weekend walks or outdoor time



Ground Floor
656 sq.ft. (60.9 sq.m.) approx.



1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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