



12 Geneva Walk, Dereham

Guide Price £220,000



# 12 Geneva Walk

Dereham, Dereham

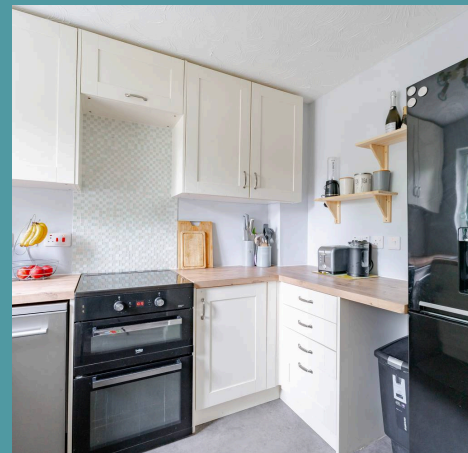
Guide Price : £220,000 - £240,000. A lovely home with thoughtful upgrades since purchase, this Geneva Walk property stands out with features rarely found in similar homes. From a brand new kitchen and bathroom to the addition of a stylish ground floor shower room, every detail has been designed for comfort. The garden room extension adds an extra layer of flexibility, ideal for dining, working or simply unwinding with views of the private, south-facing garden. Recently installed windows and a new boiler ensure the home is energy-efficient and move-in ready from day one. Upstairs, the layout offers three well-proportioned bedrooms and the bonus of both a bath and a separate shower across two floors. With allocated parking, excellent storage options and a superb Dereham location, this home offers more than meets the eye.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







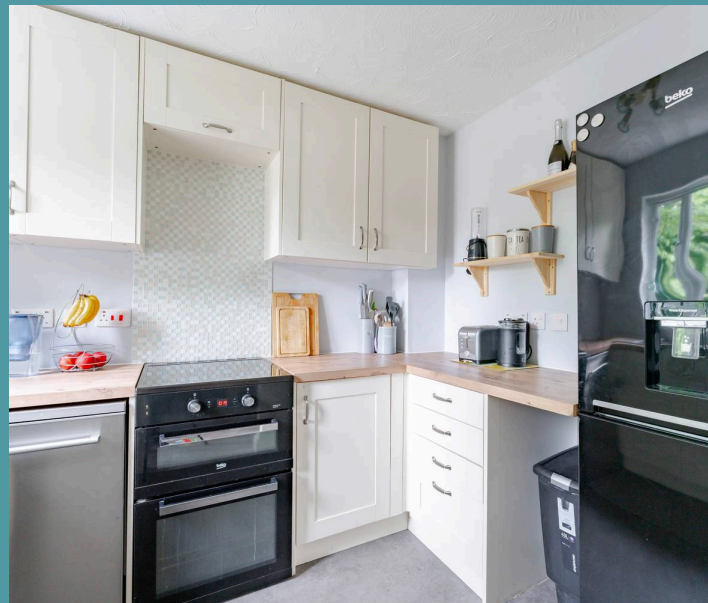
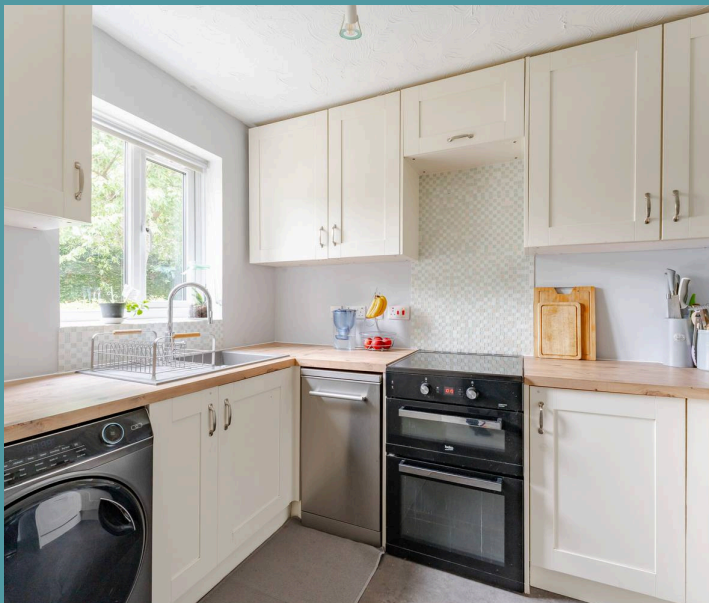
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### The Location

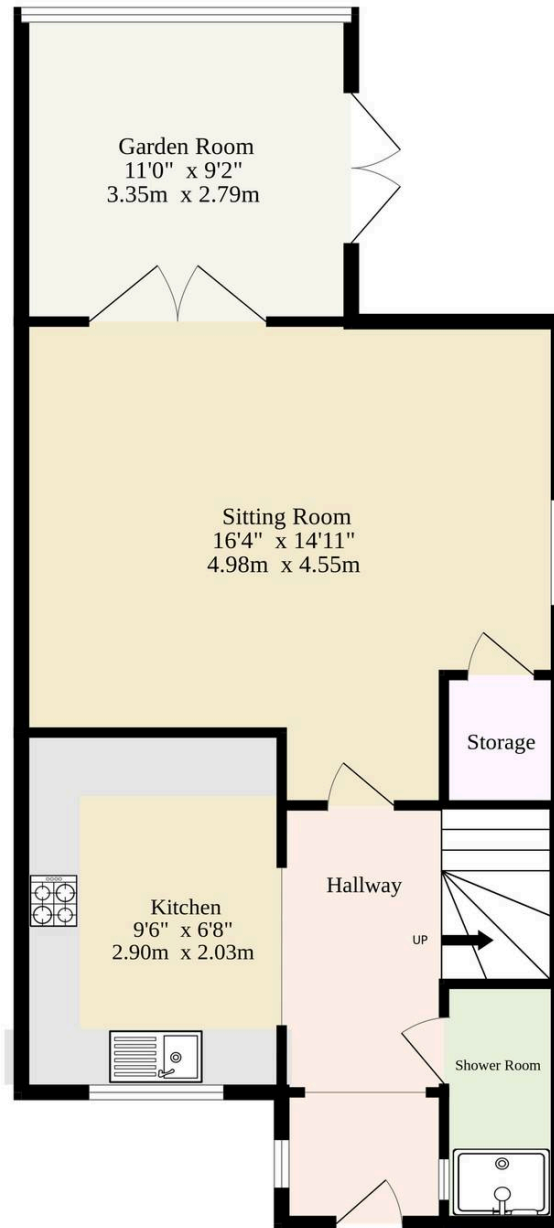
Geneva Walk enjoys a prime position in one of Dereham's most accessible and community-focused areas, placing everyday convenience right on the doorstep. Just a short stroll leads to the town centre, where an excellent selection of shops and essential services provides everything from daily essentials to weekend treats. Close by, you'll find well-regarded schools, open parks ideal for casual strolls or playtime, and the much-loved Dereham Leisure Centre offering fitness facilities, swimming sessions and fun for all ages.



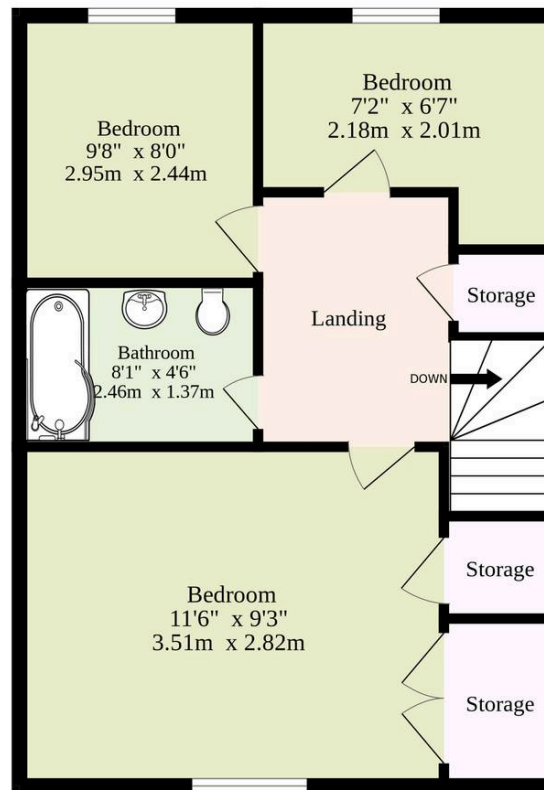
The surrounding neighbourhood offers a well-established, welcoming atmosphere, with leafy streets and a noticeable sense of space that makes it



Ground Floor  
467 sq.ft. (43.4 sq.m.) approx.



1st Floor  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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