



8 Elm Close, North Elmham

Dereham



Minors & Brady

8 Elm Close

North Elmham, Dereham

Situated within the sought-after village of North Elmham, this well-presented two-bedroom staggered terrace bungalow offers comfortable and practical single-storey living in a convenient setting close to local amenities. The property is well-suited to a range of buyers, including first-time buyers, downsizers or those specifically seeking the ease and accessibility of living on one level, with a layout designed to be both functional and easy to maintain.

Its manageable size and straightforward layout make it an appealing option for those looking for a home that is easy to run and enjoy day to day.



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- Two bedroom staggered terrace bungalow located within the sought-after village of North Elmham
- Spacious and well-proportioned lounge offering a comfortable main living area
- Fitted kitchen with a range of units, work surface space and access to the rear garden
- Conservatory extending from the second bedroom, providing additional reception or garden-facing space
- Two bedrooms, including a generous principal bedroom positioned to the front aspect
- Useful internal storage including an airing cupboard and additional hallway storage with loft access
- Enclosed rear garden designed for low maintenance with shingle and patio areas
- Conveniently positioned close to local amenities, facilities and transport links within North Elmham

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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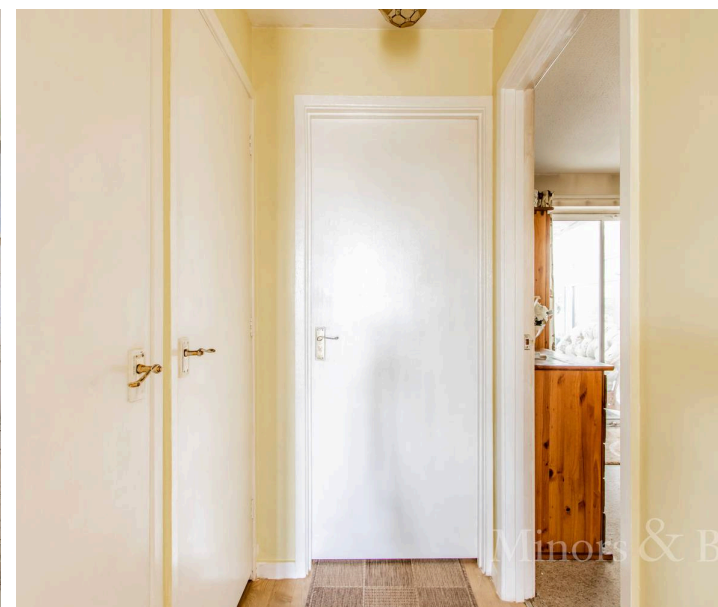
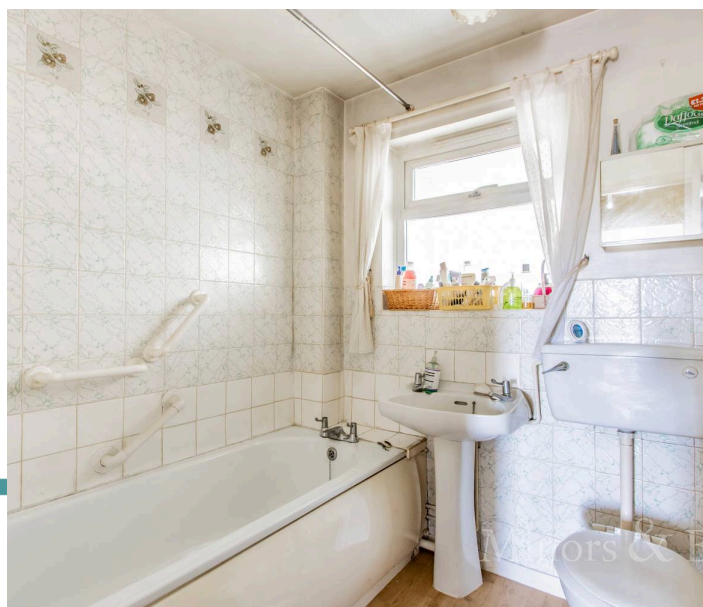
Location

Situated within a residential cul-de-sac in the village of North Elmham, Elm Close offers a peaceful setting with convenient access to local amenities. North Elmham is a well-served village with a primary school, shop, café, and other everyday facilities, along with a strong sense of community. The nearby market town of Dereham provides a wider range of supermarkets, retail options, and healthcare services.

The area is well positioned for access to Norwich via the A47, making it a practical choice for commuters, while the surrounding countryside offers a variety of walking routes and open green spaces. With a blend of village convenience and access to larger towns, this location provides an easy and well-connected way of living.

Elm Close

Stepping inside via the entrance porch, you are welcomed into a spacious lounge positioned to the front of the home, providing a bright and inviting main living area with ample room for both seating and everyday use. From here, a door leads through to the fitted kitchen, which is arranged with a range of units and work surface space, along with room for appliances and access out to the rear garden.



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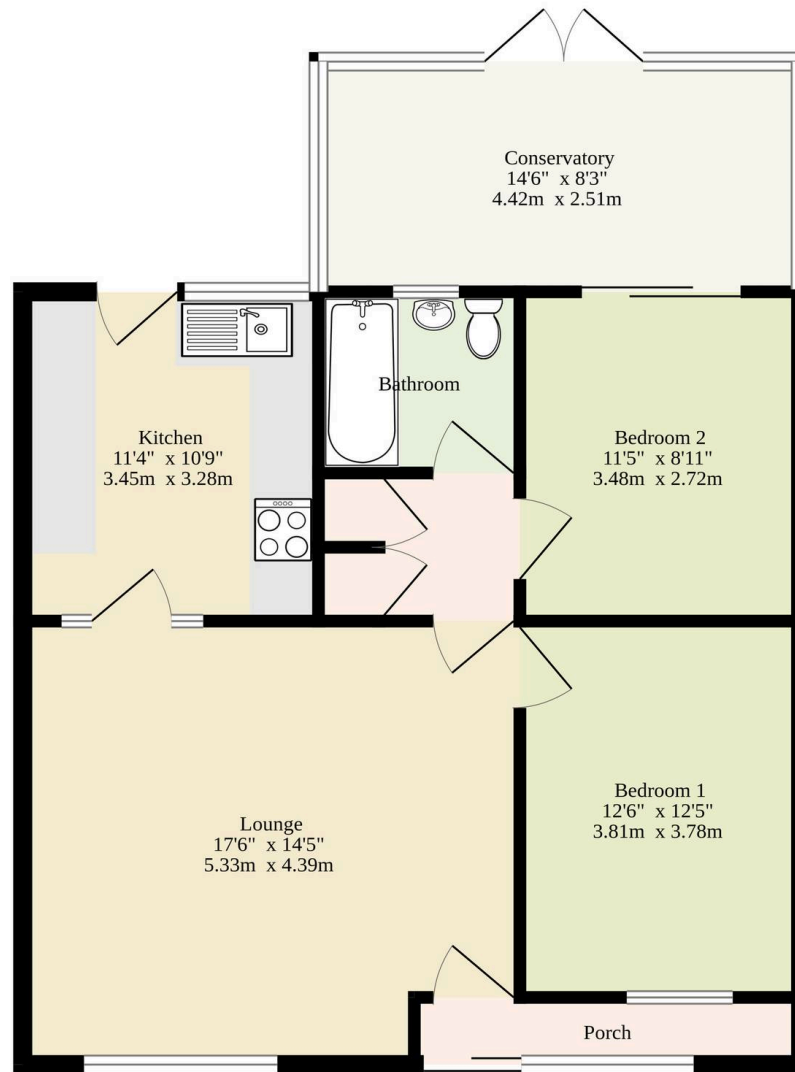
An inner hallway connects the remaining accommodation, including two well-proportioned bedrooms. The principal bedroom is positioned to the front, while the second bedroom sits to the rear and benefits from direct access into the conservatory. This additional space offers flexibility for use as a dining area, garden room or hobby space, with views and access out to the enclosed rear garden.

The bathroom is fitted with a three-piece suite and is conveniently located off the hallway, while further storage is provided via an airing cupboard and additional built-in cupboard with loft access.

Externally, the property enjoys a well-maintained front garden laid to lawn with planted borders, while the rear garden is enclosed and designed with ease of upkeep in mind, featuring shingle and patio areas.



751 sq.ft. (69.8 sq.m.) approx.



Sqft Excludes Porch, Inner Hall And Bathroom

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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