



# 37 Brooks Drive

£189,995

A well-presented 2 bedroom mid-terrace house situated within the popular area of Scarning.

This home, ideal for a first time buyer or investor, boasts a living room and a fitted kitchen/diner that overlooks a private rear garden.

Upstairs, are the two bedrooms, bedroom one benefits from storage cupboards. Further on, there is the family bathroom suite with overhead shower.

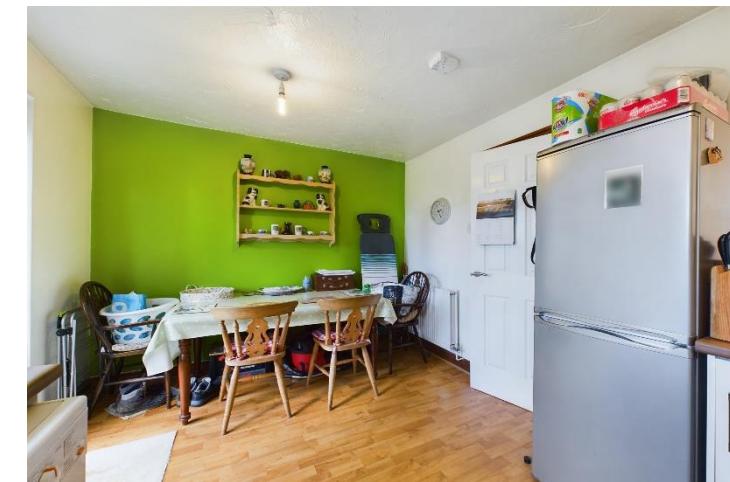
Outside to front, is a private pathway with surround grass, plus allocated parking to side.

To the rear of the property is a private rear garden, this area benefits from a laid patio with a grass area, towards the back of the garden is a further patio area with a shed plus side access leading to the allocated parking space.

## Features

- Mid-Terrace House
- 2 Bedrooms
- Living Room
- Kitchen/Diner
- Family Bathroom
- Allocated Parking
- Secluded Rear Garden
- Popular Location
- No Onward Chain

**Services** – Gas central heating. Mains water, drainage, and electricity are connected.



## Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

## Directions

To find the property leave Dereham on the Swaffham Road. After a short distance, take the left hand turning onto Chestnut Road, followed by the first right hand turning onto Brooks Drive, where the property will be found on the left hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

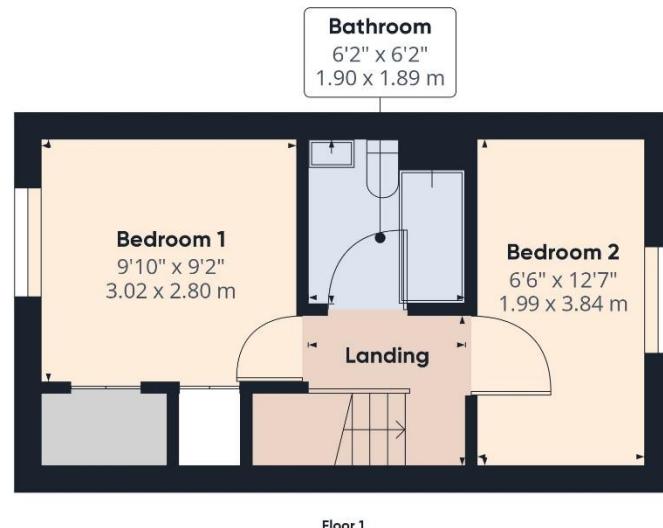
This property is being marketed by our Dereham office and the property reference is AD0146.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

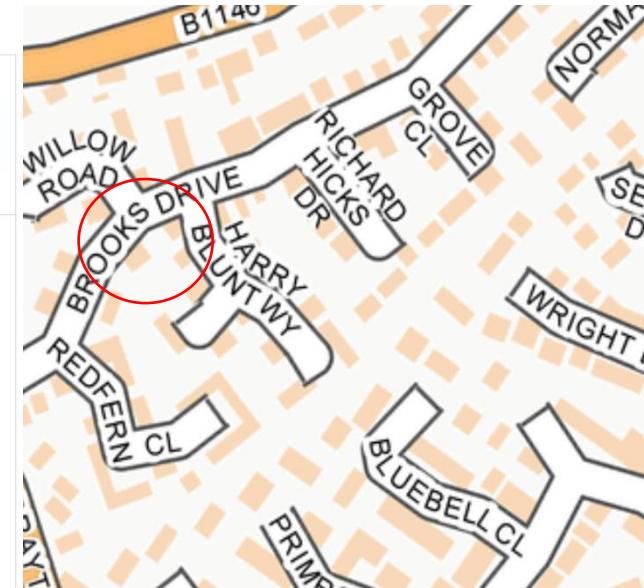
PARSONS  
COMPANY

Approximate total area<sup>(1)</sup>

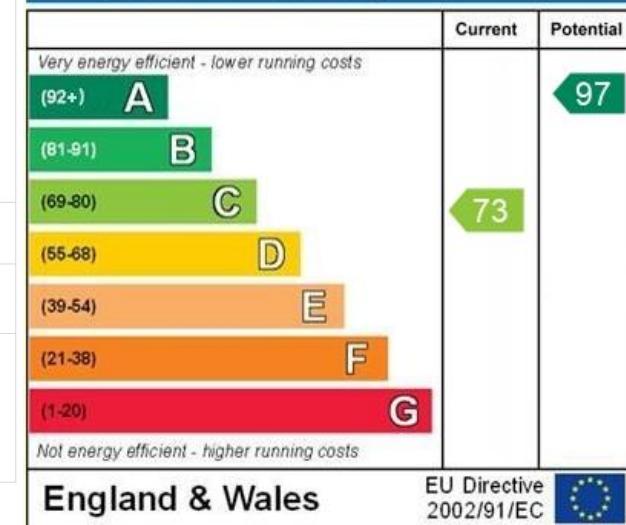
554.49 ft<sup>2</sup>  
51.51 m<sup>2</sup>

Reduced headroom

16.62 ft<sup>2</sup>  
1.54 m<sup>2</sup>



### Energy Efficiency Rating



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