





## 22 Wensum Drive

**Guide Price £170,000 - £180,000**

An ideally situated two-bedroom semi-detached bungalow set within the sought-after village location of North Elmham.

This property is ideal for someone who is looking to downsize.

As you enter the property there is a separate entrance hall that leads to a living room to the front, this room also consists of a chimney breast and space for a table.

There is also a kitchen to the rear of the property.

Further on, are the two bedrooms, with bedroom one benefitting from a fitted wardrobe with curtain, these rooms are serviced by a shower room suite with mains shower.

Outside, to the front, is an enclosed garden area with laid shingles and footpath plus access to side.

To the rear, is a secluded garden with patio, laid to lawn grass and oil tank.

There is also vehicle access to a garage that also provides off-street parking.

### Services

Oil central heating. Mains water, drainage, and electricity are connected.





## Situation

North Elmham is an attractive well served village with a Doctors Surgery, Primary School, Cafe, two Pubs, and a variety of shops. The village is situated 5 miles north of Dereham which is a well-served Breckland market town, located in the heart of Norfolk.

## Directions

To find the property leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel onto Quebec Road. Proceed for 5 miles into the village of North Elmham, take the right hand turning at the Kings Head Public House onto Back Lane, followed by the left hand turning into Wensum Drive where the property will be found on the left hand side.

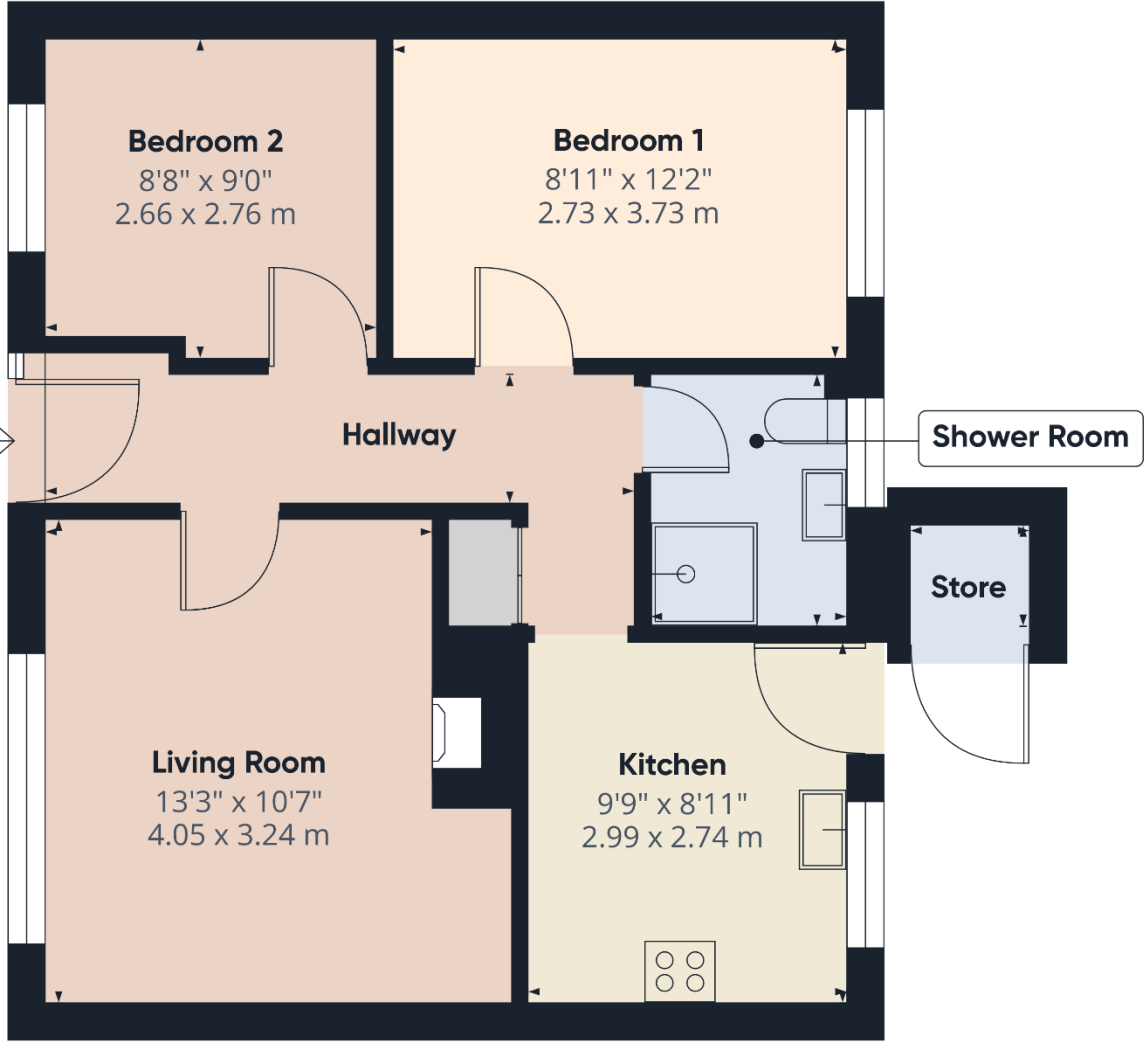
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0393.

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.







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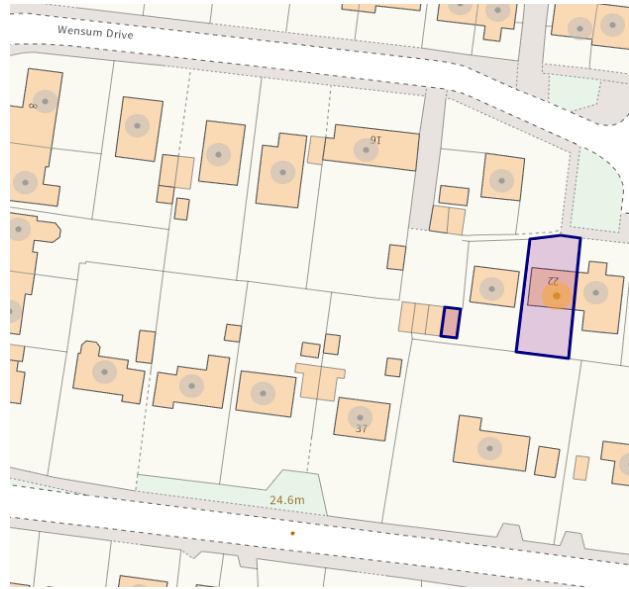
Approximate total area<sup>m</sup>  
550.15 ft<sup>2</sup>  
51.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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