



## 25 Ashley Walk

Guide Price £210,000 - £220,000

Situated in a desirable village location, this modern semi-detached home offers comfortable living with well-presented accommodation throughout.

Ideal for first-time buyers, small families, or those looking to downsize, the property combines practical space with a welcoming atmosphere.

The ground floor features a bright and spacious living room, providing an excellent space for relaxation or entertaining guests.

The fitted kitchen is well-equipped with a range of units and ample worktop space, making it both functional and stylish. To the rear of the property, a sunroom offers additional living space and enjoys pleasant views over the garden, creating the perfect spot to unwind.

Upstairs, the property comprises two bedrooms and a four-piece bathroom suite, complete with a bath, separate shower, wash basin, and WC.

Externally, the home benefits from an enclosed rear garden, ideal for outdoor dining, gardening, or family use.

The property also includes a single garage and off-road parking, providing convenient and parking options.



## Services

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

## Situation

Beetley is a good-sized village situated some 3 miles North of Dereham with an excellent school and New Inn Thai Restaurant & Public House'. There is a village post office and shop in Gressenhall approximately 1 mile west and there are many further excellent amenities in Dereham.

## Directions

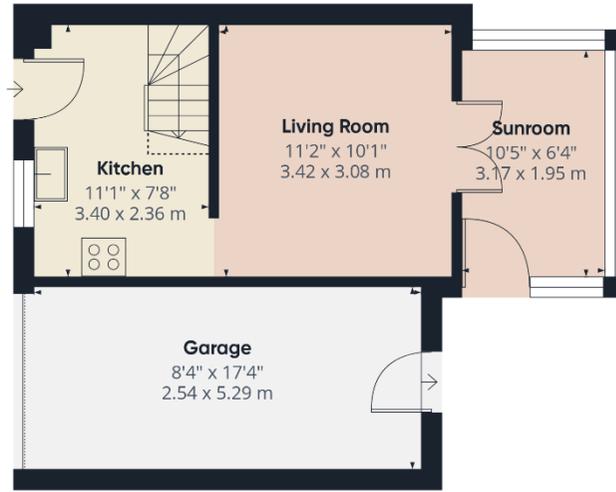
From Dereham town centre proceed along Quebec Road in direction of Fakenham. Head out of the town past the Golf Club and after roughly 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile, turn right onto Beech Road. At the end of the road, turn right onto Ashley Road 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 AD0593.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor



Floor 1



**PARSONS**  
COMPANY

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

695 ft<sup>2</sup>

64.5 m<sup>2</sup>

Reduced headroom

22 ft<sup>2</sup>

2 m<sup>2</sup>

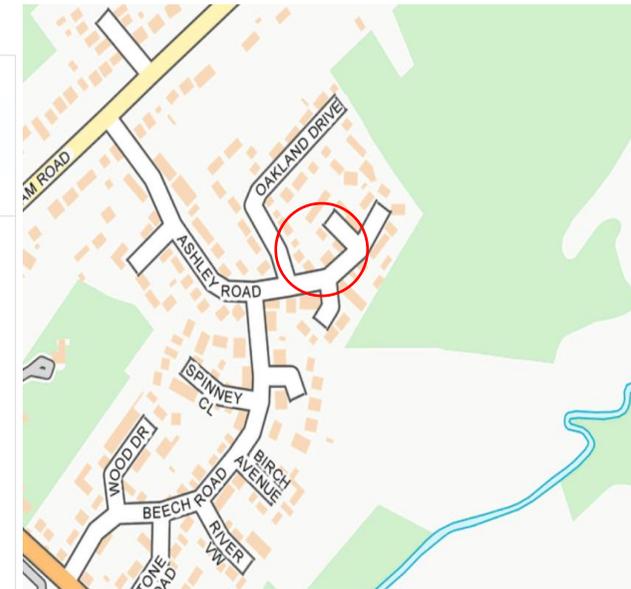
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>TBC</b>	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

**PARSONS**  
COMPANY

### Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk