

PARSONS  
COMPANY



8 Briar Close, Dereham, NR20 3BG  
£260,000



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**\*\*No Onward Chain\*\*** A well presented three bedroom detached bungalow situated within a cul-de-sac location in the popular market town of Dereham. This property is well positioned for access to a bus stop and is ideal for someone looking to downsize their home.

You are welcomed by an entrance hall, providing access to a spacious living room, along with a fitted kitchen with side door access.

Further on, there are three bedrooms, with bedroom 1 benefiting from an en-suite shower room and the others being serviced by a bathroom suite. To the rear is a sunroom that is accessed via bedroom 3/dining room, and enjoys views over the rear garden.

Outside, to the rear, is an enclosed and well-maintained garden, with an external WC, good size shed/workshop and a side door into the garage. To the front, is a driveway providing off-street parking, along with a garage and front garden.

Services

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

## Description



## Situation

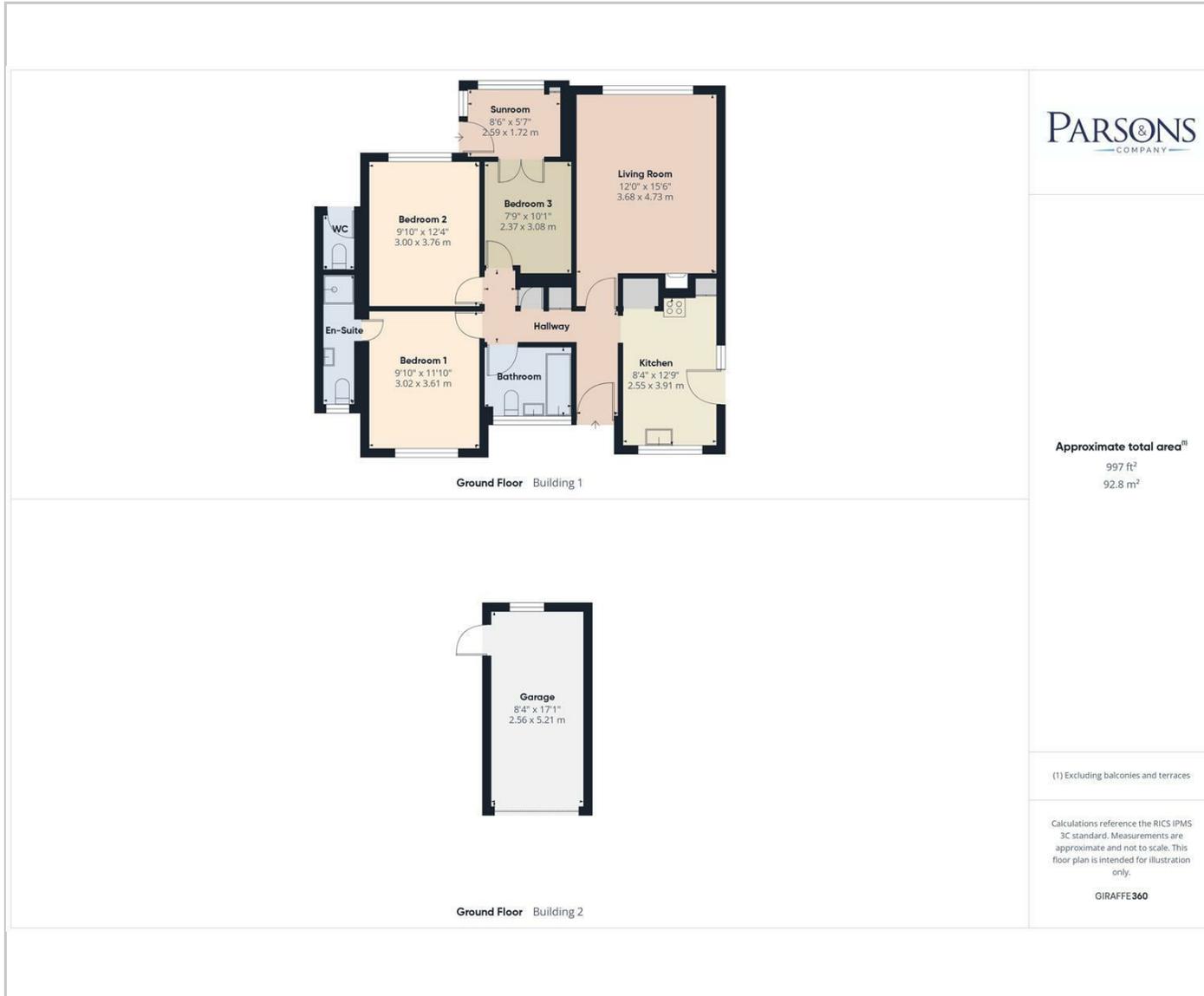


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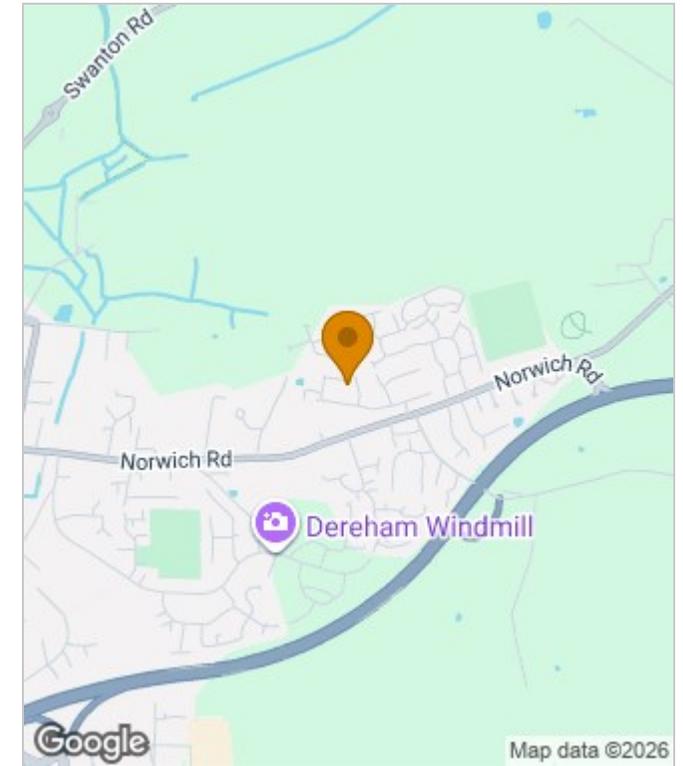
Council Tax Band: C

Available:

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>England &amp; Wales</b>	EU Directive 2002/91/EC		

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