



# 10 Harry Blunt Way

£189,995

Recently renovated and beautifully presented, this attractive terrace house offers stylish, move-in-ready accommodation ideal for first-time buyers, downsizers, or investors. The property benefits from new flooring throughout, creating a fresh and contemporary feel from the moment you step inside.

A spacious living room provides a welcoming environment for relaxing or entertaining, while the modern fitted kitchen with dining area offers both practicality and style, perfect for everyday living and hosting guests.

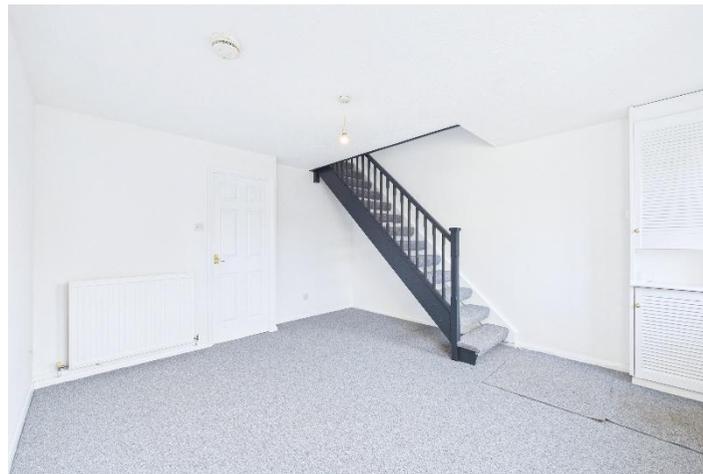
Upstairs, there are two well-proportioned bedrooms, complemented by a stylish bathroom suite finished to a high standard.

Externally, the home features an enclosed rear garden, ideal for outdoor dining or low-maintenance enjoyment, along with the added convenience of an off-road parking space to the front.

Situated in a popular location close to local amenities and transport links, this fantastic home is offered with 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 Market Place by bearing left at the War Memorial, proceeding down Swaffham Hill over the river bridge and into Scarning turning left into Chestnut Road, first right into Brooks Drive then fourth turning left into Harry Blunt Way where the property will be seen on the left hand side with a 'For Sale' erected for ease of identification.

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

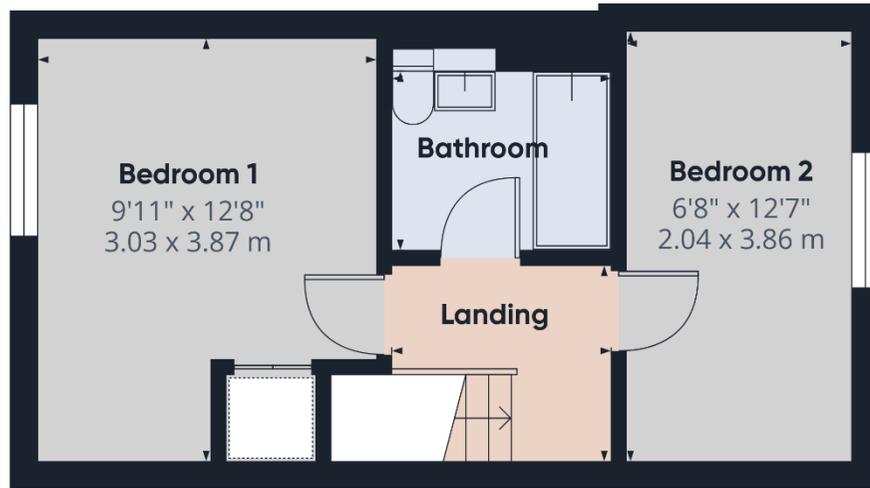
This property is being marketed by our Dereham office and the property reference is AD0567.

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



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Approximate total area<sup>m</sup>

562 ft<sup>2</sup>  
52.2 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

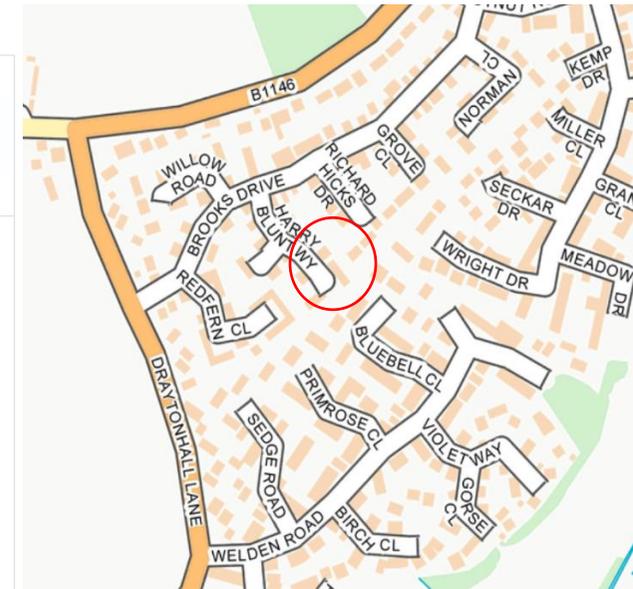
(1) Excluding balconies and terraces

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>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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