



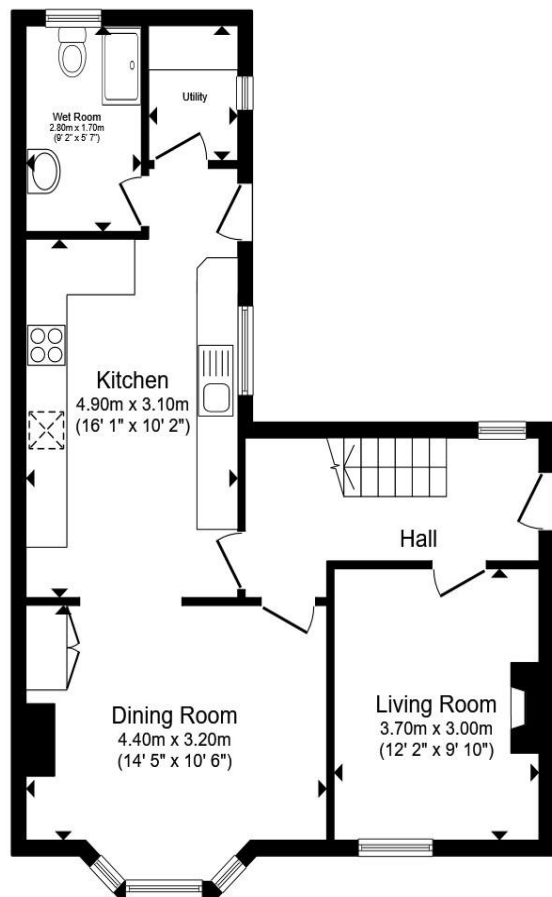
Old School Road, Guestwick Dereham NR20 5QD

welcome to

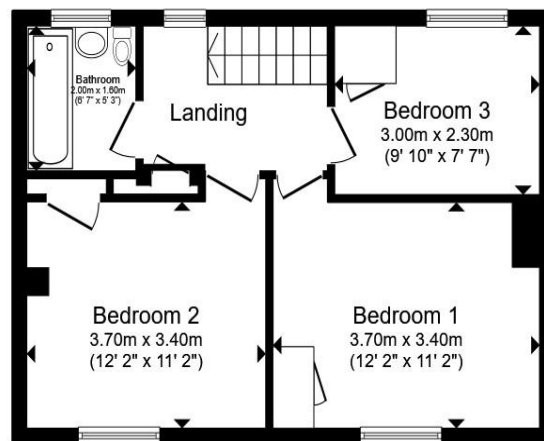
Old School Road, Guestwick Dereham

Extended ex Local Authority house offering 3 bedrooms, 2 receptions, large kitchen, wet room and bathroom. Country setting and large gardens, approx 4 miles pretty market town of Reepham with its range of amenities including schools





Ground Floor



First Floor

Total floor area 100.5 m² (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



We think this will be a popular one!

it is a former Local Authority home, extended to offer generous ground floor space with 2 reception rooms, large kitchen and additional wet room. upstairs there's the usual 3 bedrooms and a bathroom.

it enjoys a sizeable plot ideal for a keen gardener and with appeal for children and pets. Its in a country setting, with views to fields and nearby country walks accessible from over the road. The village of Guestwick lies just 4 miles from the pretty market town of Reepham with its range of amenities including highly regarded schools through to sixth form (check out the ofsted reports)

Solar panels for electricity and hot water. Solar PV generated a tariff income of £1276.11 in 2025.

The dining room has benefit of a wood burner.

welcome to

Old School Road, Guestwick Dereham

- extended ex LA house
- Solar panels
- large kitchen,
- bathroom and wetroom
- large gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

Agents note for buyers- Please note that an AML fee is chargeable to the buyer once an offer is accepted to

cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

offers in excess of

£250,000



view this property online williamhbrown.co.uk/Property/RPM103937



Property Ref:
RPM103937 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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