



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



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 theres 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.

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.

Entrance Hall

Sitting Room

Dining Room

Kitchen Breakfast Room

Utility

Wet Room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside



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Old School Road, Guestwick Dereham

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

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103937 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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