



Becclesgate, Dereham - NR19 2BB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Becclesgate

Dereham

NO CHAIN. Benefitting from a recently FULL RENOVATION with no stone left unturned, this SEMI-DETACHED HOME offers a flawless living space with potential to develop further and extend if desired over time (stp). With a modern fitted KITCHEN and BATHROOM the ground floor is accompanied by a DUAL ASPECT sitting room and multiple built in storage spaces. The first floor landing splits into THREE BEDROOMS as well as an added two piece WC. The rear garden has been cleared and landscaped to offer a large open lawn space with external brick storage spaces and a LARGE DRIVEWAY at the front and side of the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Semi-Detached House
- Fully Renovated Inside & Out
- Dual Aspect Sitting Room
- Modern Kitchen & Bathroom
- Three Bedrooms & WC On First Floor
- Large Driveway
- Large Garden With Outbuilding Storage



The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

SETTING THE SCENE

In a tucked away section off this popular street with a slight elevation to the front taking you onto a large open shingle driveway suitable for the parking of multiple vehicles with tall mature shrubs either side of the driveway. An opening at the rear of the home allows free flowing access to the rear garden which can easily be made fully enclosed with timber fencing and a gate while steps take you up towards the front of the home.

THE GRAND TOUR

Once inside, a newly revitalised and neutral décor is the first thing that you will notice with a free flowing open plan design. The ground floor flows seamlessly from one room to another with the entrance lobby laid with all wooden effect flooring and stairs to the first floor directly ahead.



Immediately to your left the newly renovated three piece family bathroom suite can be found with a wall mounted shower and glass screen over the bath with predominantly tiled surround, vanity storage and wall mounted heated towel rail. The very rear of the property is occupied by the kitchen again all newly installed with square edge work surfaces giving way to a wide range of wall and base mounted storage units which include integrated oven and hob with extraction above whilst leaving room for other freestanding appliances and plumbing for a washing machine or dishwasher. Two internal storage cupboards create handy pantry style spaces within the kitchen whilst the open plan sitting room can be accessed from either the central lobby or the kitchen at the rear. This space has all newly laid carpets underfoot with a dual facing aspect allowing the room to be flooded with natural light where radiators sit below each of the uPVC double glazed windows.

The first floor landing splits allow access into three bedrooms as well as a first floor WC complete with low level towel rail and sink with toilet. The two smaller bedrooms come towards the right hand side as you climb the stairs with the smallest having a rear facing aspect and newly fitted carpets. This space could accommodate a double bed however would be better suited as a large single bedroom or potential nursery. Whilst the second room again comes to this side but with a front facing aspect with tree lined views ahead courtesy of its raised elevation could easily accommodate a double bed with additional soft furnishings. The larger of the three bedrooms comes towards the left hand side as you round the stairs again with an elevated tree lined view beyond. The space has ample carpeted flooring suited to a large double bed with additional soft furnishings.

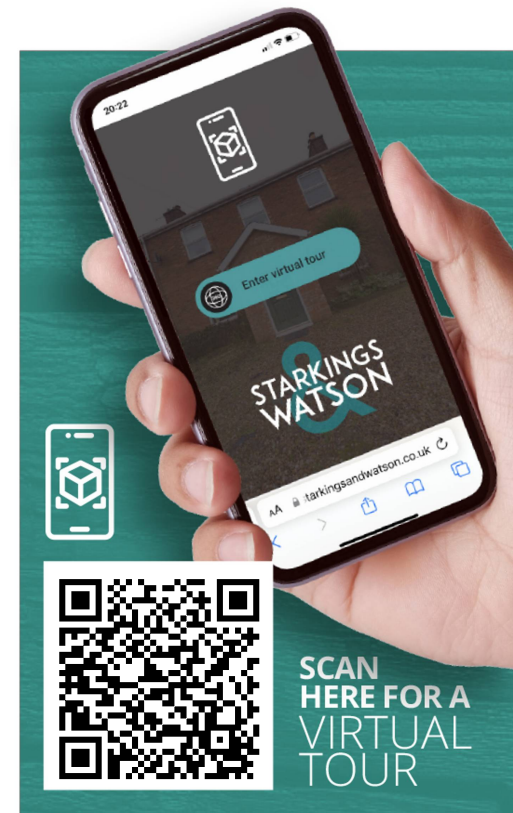
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



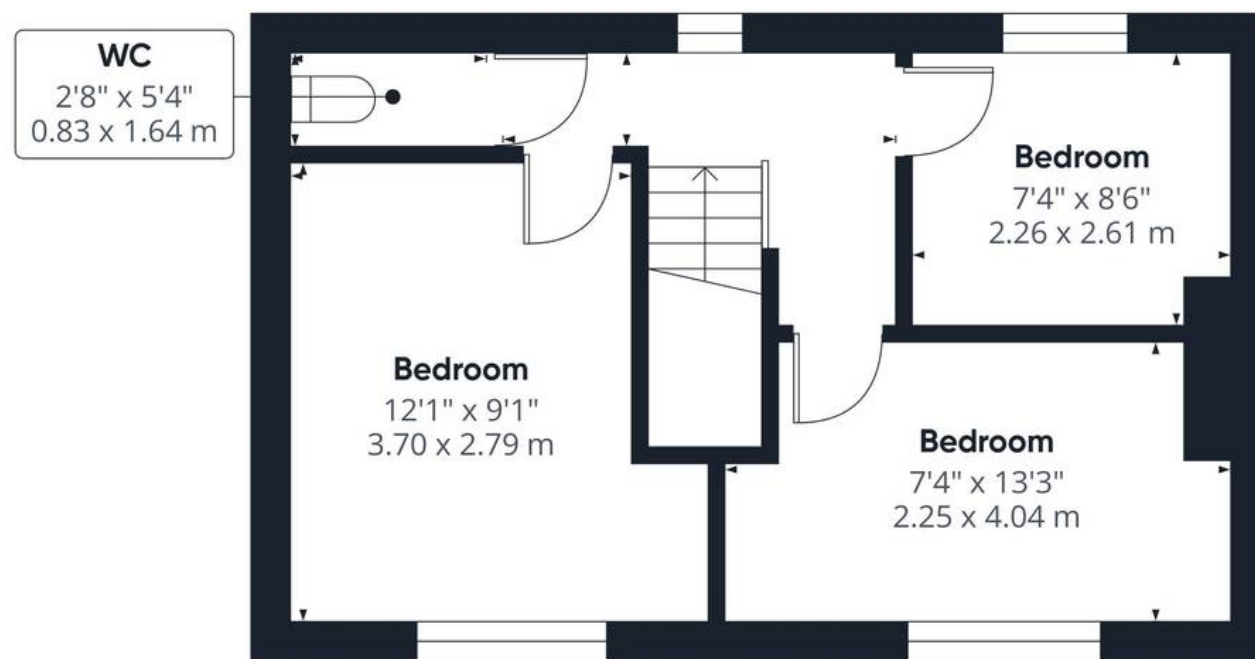
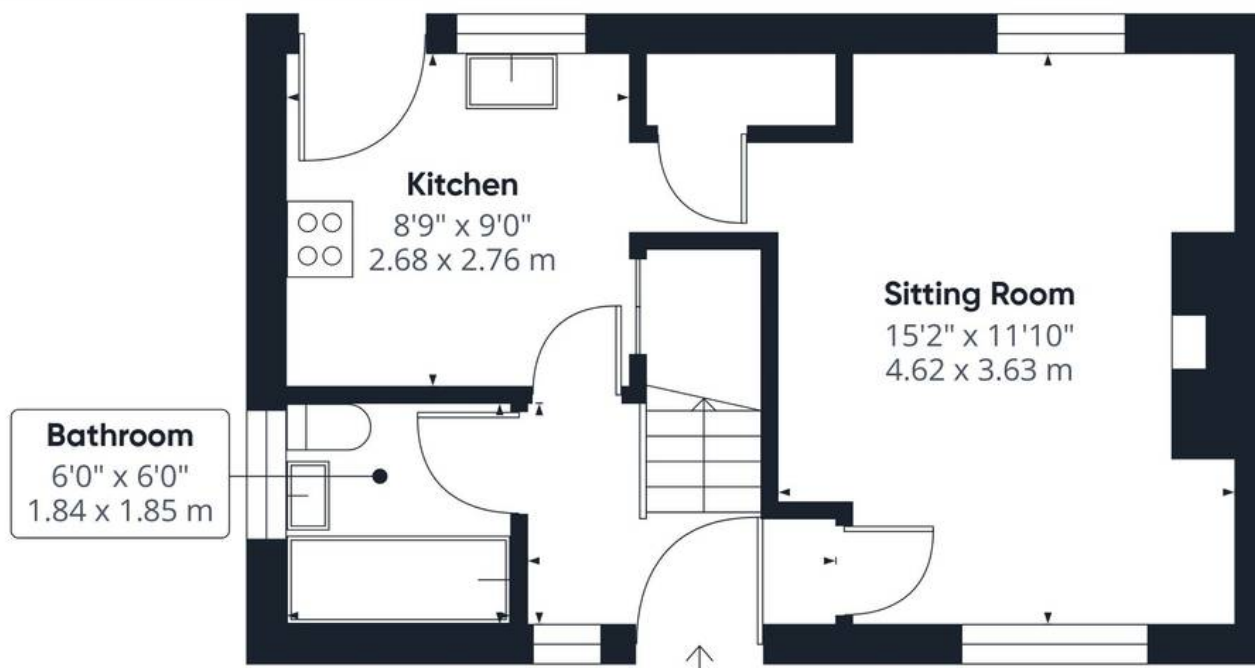




THE GREAT OUTDOORS

The rear garden has been landscaped by the current owners as part of the renovation to create an open and attractive living space where the garden is fully enclosed to the sides and rear with timber fencing with an opening next to the property and the two external brick storage spaces. A flagstone patio initially greets you as you step down from the kitchen and large open lawn leaves more than enough room for family and friends to enjoy.





Approximate total area⁽¹⁾

691 ft²

64.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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