



Churchill Court, Dereham - NR19 1AN



Churchill Court

Dereham

Situated back from the street giving PRIVACY to the setting this SEMI-DETACHED HOME has been recently RENOVATED throughout to include a new GAS CENTRAL HEATING system, new uPVC DOUBLE GLAZED WINDOWS and full decorative overhaul. Internally, a bright and attractive décor is matched with high quality fixtures and fittings to include LVT HERRINGBONE FLOORING, newly fitted kitchen with INTEGRATED APPLIANCES, modern three piece family bathroom suite and THREE BEDROOMS. The attention to detail continues to the outside space where equal amounts of care and attention have been paid in creating an attractive garden space also being LANDSCAPED with a mixture of porcelain patio stones, raised planting beds and lawn spaces all creating an inviting, PRIVATE and FULLY ENCLOSED space for families and friends to enjoy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached House
- Recent Full Renovation Including Gas Heating System, Windows & Doors
- Large Sitting Room Laid With LVT Flooring
- Kitchen Featuring Integrated Appliances
- Three Bedrooms
- Updated Family Bathroom
- Landscaped Wrap Around Gardens
- Tucked Away Private Location

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

The property can be found set back and tucked away from the main street where an open courtyard allows for communal off road parking for residents of Churchill Court. An alleyway between timber panel fencing leads you further from the street where a private and tucked away entrance can be found to the property at the front with swinging timber gates taking you into the front and subsequent side and rear gardens.



THE GRAND TOUR

Once inside, the central hallway allows for the perfect space to slip off coats and shoes with room for further storage set upon the tiled flooring. Stairs for the first floor sit directly ahead whilst the main living space emerges to your right hand side with all oak herringbone flooring laid underfoot with large newly fitted uPVC double glazed windows sat towards the front of the room. A bright yet neutral décor is the first thing to greet you as you enter the room while a handy storage space fits underneath the stairs. The rear of the property is occupied by a 18' kitchen and dining room where immediately to your left a mixture of wall and base mounted storage units emerge with inset sink and fitted dishwasher whilst two further under the stair storage cupboards can also be found. The adjacent side of the room opens up across tiled flooring to allow space for a formal dining or breakfast table whilst further integrated appliances include an oven and hob with extraction above all set with tiled splashbacks. An access door takes you out onto the rear garden patio whilst two further uPVC double glazed windows allow natural light to fill the room.

The first floor landing splits in both directions to allow access into all living spaces within the property as well as a handy over the stairs storage cupboard. The three piece family bathroom suite sits immediately to your left complete with a fully tiled surround and tiled flooring. The room features a rainfall shower head and glass screen mounted over the bath with tall modern heated towel rail and vanity storage. The two double bedrooms sit on the external wall of the property with the largest of the rooms coming towards the rear of the home laid with all carpeted flooring and radiator mounted below the window whilst a slightly smaller yet still generously sized double room sits towards the front of the home again laid with all carpeted flooring with more than enough room for a double bed and further soft furnishings.

The smaller of the bedroom sits towards the top of the stairs featuring all comforted flooring and attractive wall panelling, this room could easily accommodate a single bed with further storage solutions or currently functions as a home office space if desired.

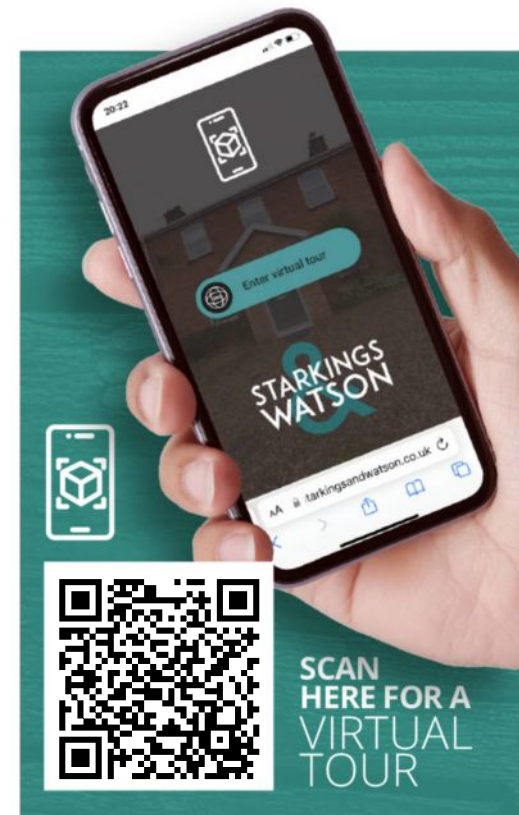
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VIRTUAL TOUR

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



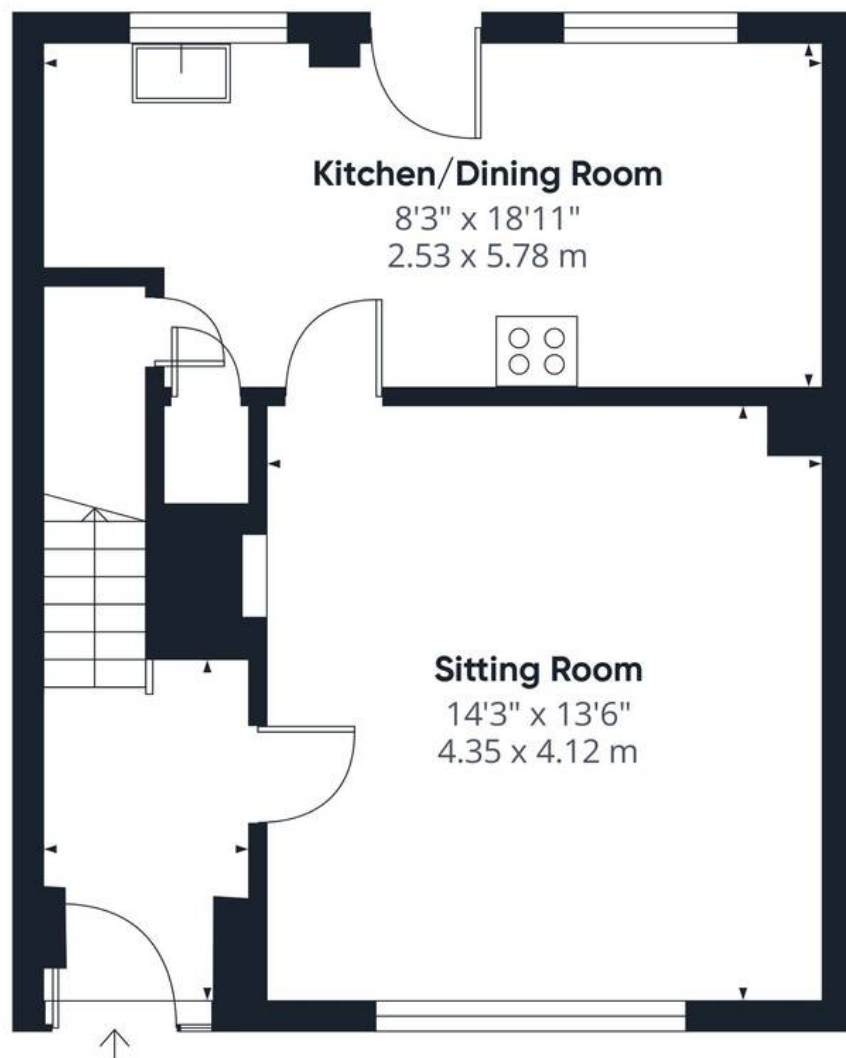




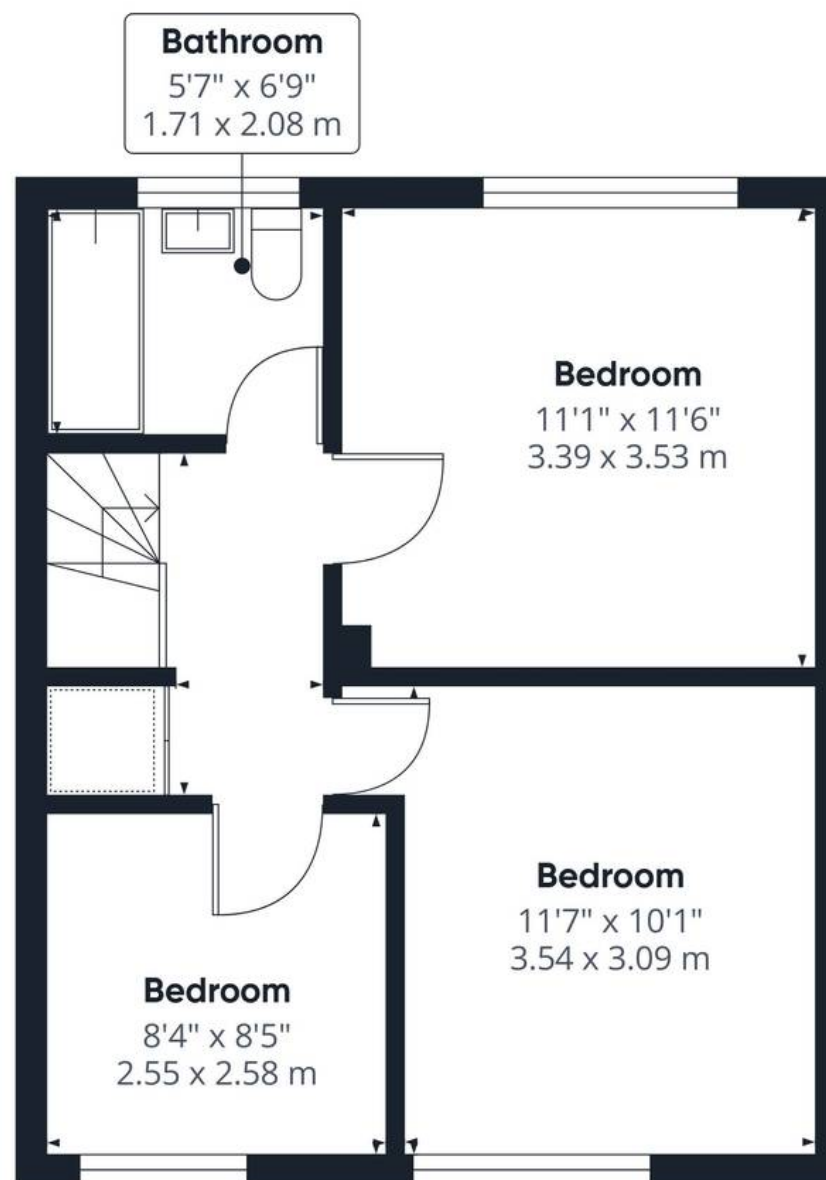
THE GREAT OUTDOORS

Externally the rear garden has been lovingly landscaped by the current owners to create an attractive and welcoming setting fully enclosed with a mixture of tall timber panel fencing and brick walls. Exiting via the kitchen, you are initially met with a flagstone patio seating area where a large standing can be found for a timber shed. External taps sit towards the rear of the home whilst the patio reaches around to the side of the garden where raised planting beds run parallel to one another through a lawn space taking you towards the front of the home where a fully enclosed private lawn space can be found, complete with raised wooden timber decking and timber swinging gate taking you out towards the parking at the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

828 ft²
77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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