



Norwich Road, Dereham - NR20 3AY



Norwich Road

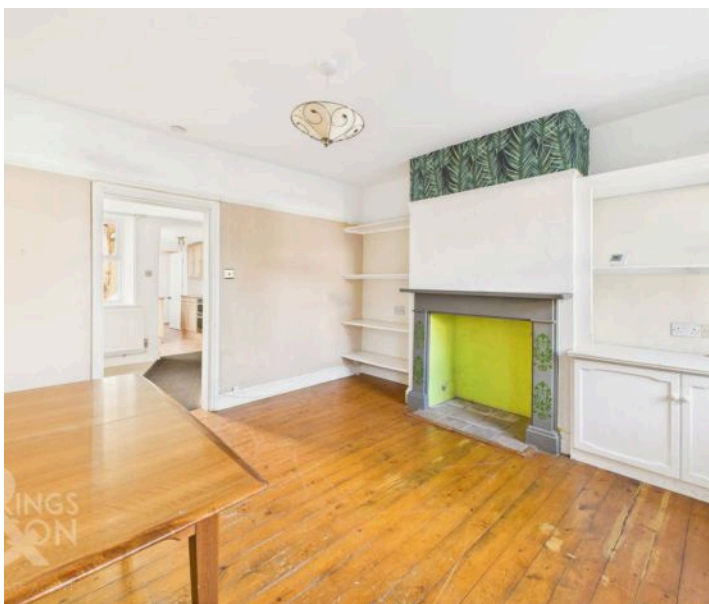
Dereham

NO CHAIN. This MID-TERRACE HOUSE offers a wealth of potential both internally and externally, being larger than average with the second bedroom being over the passage way below and OFF ROAD PARKING to the very rear of the garden with potential to add a garage if desired (stp). Internally, the home boasts a SEPARATE SITTING ROOM and DINING ROOM flowing into a well-presented KITCHEN and UTILITY ROOM plus ground floor WC at the very rear of the home. The first floor boasts TWO DOUBLE BEDROOMS all being served by an updated THREE PIECE SHOWER ROOM and further storage. The garden reached back from the home creating a PRIVATE setting with patio seating areas, mature planted borders and timber panel fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

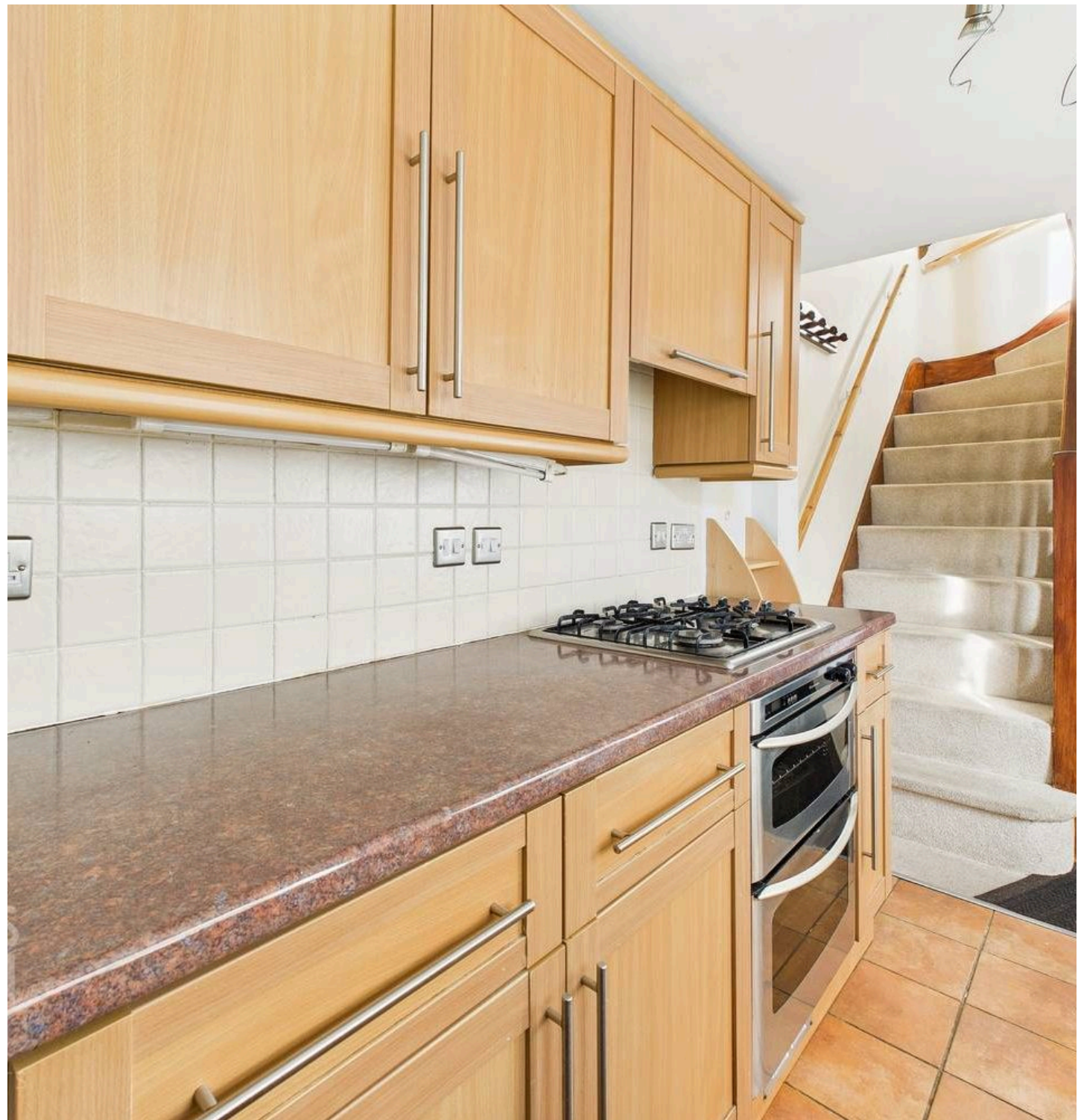


- No Chain
- Mid-Terrace House
- Separate Sitting & Dining Rooms
- Updated Gas Central Heating System & All uPVC Double Glazing
- Kitchen, Utility Room & Ground Floor WC
- Two Double Bedrooms
- Large Bi-Sected Garden With Patio Seating
- Off Road Parking At The Rear Of The Garden

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 is set back from the street and public footpath by a low level brick wall which in turn gives way to mature planted hedges creating a low maintenance yet attractive frontage. The separate access takes you to the side of the property and rear garden beyond through a passageway.



THE GRAND TOUR

Once inside the first place to greet you is the sitting room, a large conventional space laid with all solid wooden flooring conducive to a potential choice of layouts with large front facing uPVC, double glazed window and gas radiator below. Handy storage spaces have been included either side of the chimney breast whilst a fully plastered ceiling sits above. Heading through from here a separate dining room is the next place to greet you currently housing stairs to the first floor with double glazed window looking into the rear garden and laid with all carpeted flooring giving you a potential choice of usages with a free flowing layout taking you directly into the kitchen. The kitchen itself is in fantastic condition, a galley style space where tiled splashbacks are paired with rolled edge work surfaces which in turn give way to integrated cooking appliances to include a double oven and four ring gas burner hob with extraction found above whilst a mixture of wall and base mounted storage units sit on each of the walls. Through from here a handy utility space is housed with plumbing for further white goods to include a washing machine and tumble dryer where a recently installed gas combination boiler also sits on the wall. At the very rear of the home a two piece WC can also be found laid with all tiled flooring and featuring a tall frosted glass window to the rear garden.

The first floor landing splits in each direction to take you through to each of the double bedrooms with the three piece updated shower room towards the very rear of the home complete with walk in shower units and attractive aqua board surround, frosted glass windows to the outside and tall storage cupboard. The first of the double bedrooms sits just next door to this larger than one may imagine, courtesy of being positioned over the passageway below the property. Dual rear facing windows overlook the rear gardens with a large open carpeted floor space more than suited to a double bed with further storage solutions.

The larger of the bedroom sits towards the very front of the home, again a well proportioned double bedroom with solid wooden flooring with front facing window, built in storage cupboard and radiator below the window.

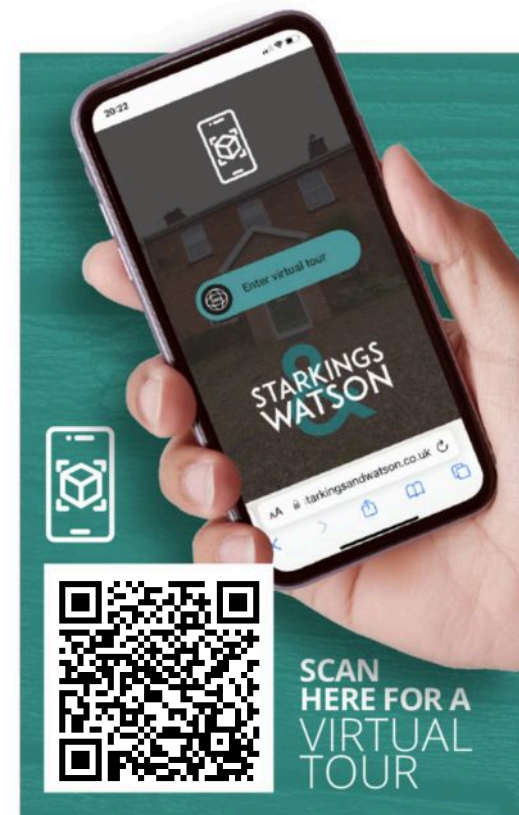
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What3Words : ///husband.resonated.cornfield

VIRTUAL TOUR

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



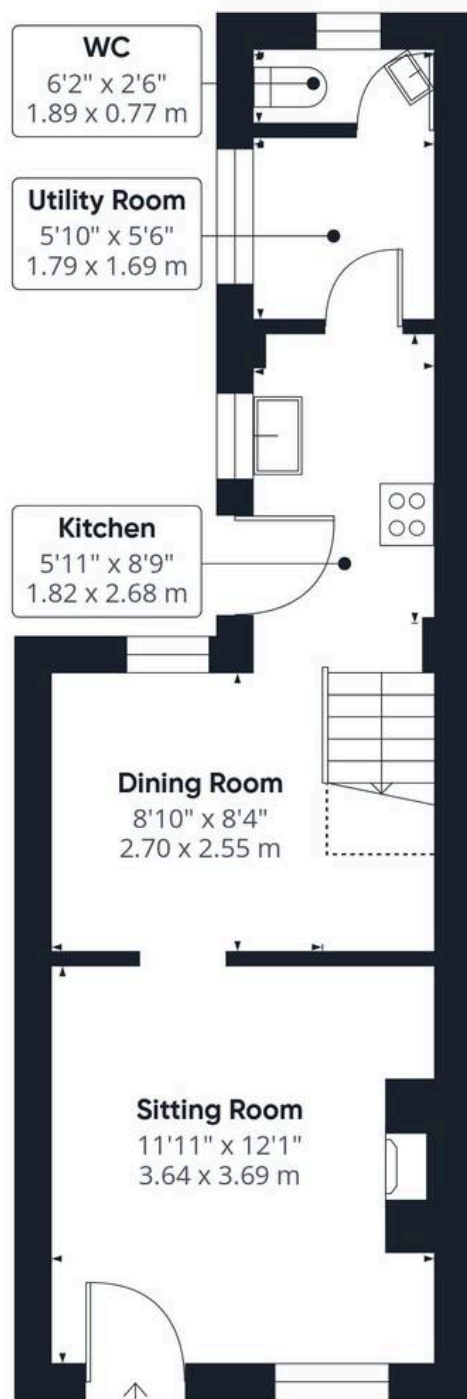




THE GREAT OUTDOORS

The rear garden offers a private space with a lot of potential. Initially a bisected section sits towards the very rear of the home with the private garden space reaching out beyond this. The area is fully enclosed with a mixture of tall mature shrubs and hedges with timber panel fencing where many colourful planted borders currently sit to either side of the home. At the very rear of the garden, a patio seating area can be found with hard standing currently housing a tall large timber shed and off road parking space located just behind this. Because of the existing hard standing, the timber shed could be replaced with a garage (stp) or to offer a further parking space or patio seating area if desired.





Floor 1

Approximate total area⁽¹⁾

654 ft²

60.8 m²

Reduced headroom

15 ft²

1.4 m²

(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



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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