



**Elm Close, North Elmham, Dereham, NR20 5JJ**



**welcome to**

**Elm Close, North Elmham, Dereham**

A presentable 2 bedroom staggered terrace bungalow, located within this desirable development within the heart of North Elmham. The property boasts local amenities close by, fitted kitchen, 17' lounge, conservatory, well-proportioned gardens & communal parking space!



## Description

We are delighted to present to the market this 2 bedroom staggered terrace bungalow, located within the sought-after village of North Elmham with amenities and facilities close by.

In brief the accommodation comprises; entrance porch, spacious lounge, fitted kitchen, two bedrooms, conservatory and the bathroom. Coupled with the accommodation, the property further benefits from economy 7 electric heating and UPVC double glazed windows throughout. Outside, there is a low maintenance front garden, an enclosed, well-proportioned rear garden and communal parking space.

Internal viewing is highly recommended!

## The Accommodation

### Entrance Porch

Double glazed sliding door opening to front aspect, further double glazed doors opening to:

### Lounge

17' 6" x 14' 5" ( 5.33m x 4.39m )

Two storage heaters, telephone and TV point, UPVC double glazed window to front aspect. Glazed door opening to:

### Kitchen

11' 4" x 10' 9" max ( 3.45m x 3.28m max )

With a range of wall and floor mounted fitted kitchen units with work surfaces over, single drainer sink unit, space for cooker and fridge freezer, plumbing for washing machine and dishwasher, airing cupboard housing hot water cylinder, UPVC window to rear aspect and UPVC external entrance door to rear aspect.

### Bedroom 1

12' 6" x 12' 5" ( 3.81m x 3.78m )

UPVC window to front aspect.

### Inner Hallway

With built in storage cupboard with loft access. Door to:

### Bathroom

Suite comprising low level W.C, hand wash basin, panel bath with tiled splashbacks and surrounds, UPVC internal window to front aspect.

### Bedroom 2

11' 5" x 8' 11" ( 3.48m x 2.72m )

Storage heater, double glazed sliding door opening to:

### Conservatory

14' 6" x 8' 3" ( 4.42m x 2.51m )

Of UPVC double glazed construction, vinyl flooring, doors opening to rear aspect.

### Outside

To the front of the property is a well tended lawn garden area with shrubs and bedding plants with pathway to main entrance door. The rear garden is hard landscaped being laid mainly to shingle with paved patio area, shrubs and enclosed by panel fencing.

## Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Elm Close, North Elmham, Dereham

- 2 Bedroom Staggered Terrace Bungalow
- Fitted Kitchen
- Generous Conservatory
- Electric Economy 7 Heating
- UPVC Double Glazed Windows
- Well-Tended Front And Rear Gardens
- Communal Parking Space
- Sought-After Central Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£200,000**



### directions to this property:

Upon entering the Village of North Elmham from the Dereham direction head into the Village centre and turn right into Cathedral Drive, opposite the Doctors' surgery. Follow the road around to the right and take the right hand turn into Elm Close. Proceed to the end of the road where the property can be found directly in front of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM115139 - 0004

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