



Kings Park, Dereham, NR19 2AH

welcome to

Kings Park, Dereham

****VIEW NOW**** A generous 3 bedroom detached bungalow, situated at the bottom of a quiet cul-de-sac within easy reach of Dereham town centre. Boasting 20'2" kitchen/dining room, utility, conservatory, wrap-around gardens, driveway and integral garage. **NO ONWARD CHAIN!**



Description

We are extremely pleased to welcome to the market this 3 bedroom detached bungalow, located in a cul-de-sac in a popular area of Dereham.

In brief, the internal accommodation comprises; entrance porch, entrance hall with ample storage, lounge with central fireplace, conservatory with panoramic views, fitted kitchen/dining room, separate utility room, three bedrooms, bathroom and cloakroom w.c. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there are generous gardens to the front, side and rear, together with a driveway providing off road parking and access to the integral garage.

Offered for sale with NO ONWARD CHAIN, and appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

The Accommodation

Entrance Porch

UPVC double glazed entrance door to front aspect, tiled flooring and door opening to;

Entrance Hall

With fitted carpet flooring, two storage cupboards, inset ceiling spot lights, loft access, radiator, UPVC double glazed obscure glass window to front aspect and doors opening to all rooms.

Lounge

16' 1" x 12' 4" (4.90m x 3.76m)

With fitted carpet flooring, central fireplace with surround, television point, radiator, UPVC double glazed window to rear aspect and UPVC double glazed sliding doors opening to;

Conservatory

13' 4" x 8' 2" (4.06m x 2.49m)

UPVC and brick construction with tiled flooring, radiator, UPVC double glazed windows with panoramic views and UPVC double glazed sliding doors opening to the rear garden.



view this property online williamhbrown.co.uk/Property/DRM115607



Kitchen / Dining Room

20' 2" x 13' (6.15m x 3.96m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 ceramic sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level oven, inset electric hob, plumbing available for dishwasher, tiled flooring, inset ceiling spot lights, space for dining table, tow radiators, UPVC double glazed window to rear aspect and door opening to;

Utility Room

10' 5" x 9' 6" (3.17m x 2.90m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for free standing fridge / freezer, plumbing available for washing machine and tumble dryer, wall mounted boiler, tiled flooring, inset ceiling spot lights, radiator, UPVC double glazed window to rear aspect, UPVC double glazed door opening to the rear garden and door opening to the integral garage.

Bedroom One

12' 4" x 12' (3.76m x 3.66m)

With fitted carpet flooring, radiator and UPVC double glazed window to front aspect.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

With fitted carpet flooring, radiator and UPVC double glazed window to front aspect.

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)

With fitted carpet flooring, radiator and UPVC double glazed window to front aspect.

Bathroom

Partially tiled three piece suite comprising hand wash basin, panelled bath, walk-in shower cubicle, tiled flooring, shaver point, heated towel rail and UPVC double glazed obscure glass window to rear aspect.

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks and flooring, radiator and UPVC double glazed obscure glass window to rear aspect.

Outside

The property is approached via a shingled and concrete driveway which provides off road parking and access to the integral garage. The remainder of the front is laid to lawn with plant and shrub borders and paved patio pathways leading to the rear gate and main entrance.

The enclosed wrap around garden is laid mainly to lawn with a paved patio seating area, together with decorative plant and shrub borders and mature trees.

Integral Garage

With power, light, UPVC double glazed window to side aspect and electric roller door.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.

welcome to

Kings Park, Dereham

- No Onward Chain!
- Generous 3 Bedroom Detached Bungalow
- Fitted Kitchen/Dining Room & Utility Room
- Gas Fired Central Heating & UPVC Double Glazed Windows
- Generous Wrap-Around Gardens
- Off Road Parking & Integral Garage
- Cul-De-Sac Position, Close To Dereham Town Centre



Tenure: Freehold EPC Rating: D

£400,000

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.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM115607



Property Ref:
DRM115607 - 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



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk