



**Byron Avenue, Dereham, NR19 2GW**



**welcome to**

**Byron Avenue, Dereham**

A substantial 4 bedroom detached family house, situated in a cul-de-sac position within a popular residential area, close to local amenities. The accommodation boasts 2 reception rooms, conservatory, fitted kitchen, 2 en suite shower rooms, an enclosed split level rear garden, double garage & more!!



## Description

We are extremely pleased to offer for sale this impressive 4 bedroom detached family home, located within this well-established development, within easy reach of Dereham town centre amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, bay-fronted lounge with central fireplace, dining area, conservatory with French doors opening to the rear garden, fitted kitchen/breakfast room and study. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, bedroom two with again en suite shower room, two further bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, a brickweave driveway provides off road parking and access to the double garage, together with an enclosed rear garden which has been hard landscaped and split into separate areas.

## The Accommodation

### Entrance Hall

Double glazed entrance door to front aspect, wood effect flooring, stairs rising to first floor landing, radiator and doors opening to all ground floor rooms.

### Cloakroom

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

### Lounge

17' 9" x 10' 5" ( 5.41m x 3.17m )

With wood effect flooring, central fireplace with surround, radiator, double glazed bay window to front aspect and archway opening to;

### Dining Area

10' 5" x 10' 2" ( 3.17m x 3.10m )

With wood effect flooring, radiator, door opening to kitchen and double glazed French doors opening to;

### Conservatory

11' 7" x 10' 10" ( 3.53m x 3.30m )

UPVC and brick construction with wood effect flooring, double glazed windows surrounding and double glazed French doors opening to the rear garden.

### Kitchen / Breakfast Room

14' 4" x 13' 7" ( 4.37m x 4.14m )

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, built-in electric oven, inset gas hob with extractor hood over, integrated dishwasher and fridge freezer, plumbing available for washing machine, tiled flooring, space for dining table, under stairs storage cupboard, radiator, double glazed window to rear aspect and double glazed door opening to side aspect.

### Study

9' 11" x 8' 3" ( 3.02m x 2.51m )

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

### First Floor Landing

With fitted carpet flooring, airing cupboard, loft access and doors opening to all bedrooms and bathroom.

### Master Bedroom

13' 7" x 10' 8" ( 4.14m x 3.25m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### Bedroom Two

13' 7" max x 11' 1" max ( 4.14m max x 3.38m max )

With fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

### Bedroom Three

10' 2" x 9' 2" ( 3.10m x 2.79m )

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

### Bedroom Four

10' 3" x 7' 6" ( 3.12m x 2.29m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled spa bath, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

The front of the property is approached by a brickweave driveway which provides off road parking and access to the double garage. The remainder of the front is laid to lawn with decorative plant and shrub beds and a paved patio pathway leading to the main entrance.

The enclosed, split level rear garden is hard landscaped, for ease of maintenance, and enjoys a patio seating area, perfect for entertaining friends and family, together with an array of decorative plants and shrubs, raised flower beds, mature trees, a raised pond and gate access to the front aspect.

### Double Garage

With power, lighting and up and over doors.



**view this property online** [williamhbrown.co.uk/Property/DRM115912](http://williamhbrown.co.uk/Property/DRM115912)



welcome to

## Byron Avenue, Dereham

- Spacious 4 Bedroom Detached Family House
- 2 Reception Rooms + Conservatory
- Ground Floor Cloakroom & First Floor Bathroom
- 2 En Suites
- Gas Fired Central Heating & Double Glazed Windows
- Hard Landscaped, Split Level Rear Garden
- Brickweave Driveway + Double Garage
- Cul-De-Sac Position Within A Popular Residential Area

Tenure: Freehold EPC Rating: C



**£390,000**

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** [williambrown.co.uk/Property/DRM115912](http://williambrown.co.uk/Property/DRM115912)



Property Ref:  
DRM115912 - 0003

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@williambrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williambrown.co.uk**