



Norwich Road, Dereham, NR20 3AE

welcome to

Norwich Road, Dereham

A welcoming 3 bedroom end-terraced house, offered for sale with NO ONWARD CHAIN, and located within easy access of Dereham town centre. Further boasting 2 reception rooms, conservatory, modern fitted kitchen, ground floor bathroom, enclosed & south facing garden & ample parking space!



The Accommodation

Living Room

13' 5" x 11' 9" max (4.09m x 3.58m max)
External entrance door to front aspect, television point, radiator, double glazed window to front aspect and door opening to;

Dining Room

10' 6" x 10' (3.20m x 3.05m)
With understair storage cupboard, door opening to stairs which provide access to the first floor landing, double glazed window to rear aspect and archway opening to;

Modern Fitted Kitchen

11' 8" x 6' (3.56m x 1.83m)
A modern range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, integrated oven with electric hob and concealed extractor over, space for fridge / freezer, double glazed window to side aspect, archway to inner hallway and door opening to;

Conservatory

12' 4" x 7' 5" (3.76m x 2.26m)
Timber & UPVC construction with door opening to the rear garden.

Inner Hallway

With storage cupboard and door opening to;

Bathroom

Partially tiled suite comprising low level w.c, hand wash basin, panelled bath with shower head attachment and frosted double glazed window to side aspect.

First Floor Landing

Doors opening to bedroom one and two.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)
With built-in wardrobes, television point, radiator and double glazed window to front aspect.

Bedroom Two

10' 5" x 10' 1" (3.17m x 3.07m)
With television point, airing cupboard, radiator, double glazed window to rear aspect and door opening to;

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)
With radiator and double glazed window to side aspect.

Outside

The property is approached via a shingle driveway which provides off road parking.

The enclosed, south-facing rear of the property is laid mainly to lawn with a paved patio pathway leading to the shingle area.

Agents Note

There is currently a timber decking in the rear garden which may be removed prior to completion. If the decking area is removed, this will be sorted to a high standard.



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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welcome to

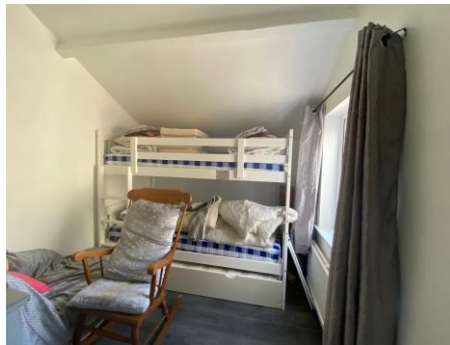
Norwich Road, Dereham

- GUIDE PRICE £210,000 - £230,000
- 3 Bedroom End-Terraced House
- 2 Reception Rooms + Conservatory
- Gas Fired Central Heating
- Enclosed, South-Facing Rear Garden
- Generous Off Road Parking
- Perfect For First Time Buyers & Buy-To-Let Investors
- Non-Estate Position, Within Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: D

guide price

£210,000 - £230,000



directions to this property:

From William H Brown Dereham office, proceed into the town centre, bearing right at the War Memorial and continue over the controlled crossing into Wellington Road. Continue along this road into Neatherd Road, proceed straight over the traffic lights into Crown Road and at the t-junction turn right onto Norwich Road. The property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116020 - 0002

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