



**Captain Ford Way, Dereham, NR19 1WQ**



**welcome to**

**Captain Ford Way, Dereham**

A well presented 2 bedroom semi-detached house, located in easy reach of Dereham town centre amenities and facilities. This modern home further boasts an inviting lounge, fitted kitchen, ground floor cloakroom, en suite facilities, attractive rear garden, carport, garage and much more!



## Description

We are pleased to bring to market this very well presented 2 bedroom semi-detached house that is in walking distance of Dereham town centre.

The property boasts living room with a kitchen/diner, downstairs cloak room, under-stairs storage which is then complemented on first floor with 2 bedrooms, one benefiting from en suite and built in wardrobes, family bathroom and beautifully presented rear garden.

The property also benefits from underfloor heating downstairs, gas central heated radiators upstairs and is double glazed windows throughout as well, Outside there is a well maintained garden which has access to the garage and car port!

## The Accommodation

### Entrance Hall

Double glazed door to front, carpet flooring.

### Cloakroom

2 piece suite comprising low level w/c, pedestal hand wash basin, double glazed window to front aspect.

### Living Room

10' 7" x 14' 4" ( 3.23m x 4.37m )

Carpet flooring, double glazed window to front aspect, under-stairs cupboard.

### Kitchen / Diner

14' 10" x 8' 4" ( 4.52m x 2.54m )

A range of fitted wall and base units with complementary rolled edge work surfaces over inset sink and drainer with mixer tap above tiled splashbacks, Built in cooker and gas hob, space for washing machine, space for dish washer, space for fridge freezer. Tiled flooring, double glazed window to rear aspect, double glazed doors leading to rear garden.

### First Floor Landing

Fitted carpet, airing cupboard, doors leading to both bedrooms and bathroom.

### Bedroom 1

10' 4" x 11' 11" ( 3.15m x 3.63m )

Carpet flooring, radiator, built in wardrobe, storage cupboard, double glazed window to front aspect, door to:

### En Suite

3 piece suite comprising low level w.c, wash basin, shower unit, heated towel rail, double glazed window to front aspect.

### Bedroom 2

7' 2" x 8' 8" ( 2.18m x 2.64m )

Fitted carpet, radiator, built in wardrobe, double glazed window to rear aspect.

### Bathroom

3 piece suite comprising low level w.c, wash basin, panelled bath with overhead shower, wood effect flooring, double glazed window to rear aspect.

### Outside

The front of the property has a well-manicured front garden which is part laid to lawn with a variety of shrubs along with a paved pathway leading to the front door.

The rear garden is laid mainly to lawn with well stocked flower beds and part patio area with path leading to the garage and gated rear access where you can access the carport.



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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## Captain Ford Way, Dereham

- 2 Bedroom Semi-Detached House
- Modern Fitted Kitchen And Dining Area
- Built-In Wardrobes In Both Bedrooms
- Master Bedroom En Suite Facilities
- Gas Fired Central Heating And UPVC Double Glazed Windows
- Well-Maintained Front And Rear Gardens
- Garage With Power And Carport
- Situated Within Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: C

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116002 - 0008

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