



Metamec Drive, Dereham, NR19 1WN

welcome to

Metamec Drive, Dereham

>> NO ONWARD CHAIN!! A spacious 4 bedroom link-detached family house, located within this well-established development, close to Dereham town centre. Boasting underfloor heating, impressive 22' lounge & kitchen/dining room, en suite facilities, low maintenance gardens, driveway & garage!



Description

We are pleased to offer this generous 4 bedroom detached house, occupying an ideal location within this popular development, just walking distance of Dereham's amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, impressive 22' lounge with electric fireplace, 22' fitted kitchen/dining room and separate utility room. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further great sized bedrooms, all with built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows and ground floor underfloor heating. Externally, there is a brickweave driveway which provides off road parking and access to the garage, together with low maintenance gardens to both aspects.

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, tiled flooring, underfloor heating, stairs rising to first floor landing, under stairs storage cupboard, doors opening to the lounge, kitchen/dining room and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring and underfloor heating.

Lounge

22' 1" x 10' 8" (6.73m x 3.25m)

With fitted carpet flooring, underfloor heating, central electric fireplace with surround, double glazed windows to front and side aspects and double glazed patio doors opening to the rear garden.

Kitchen / Dining Room

22' x 11' 1" (6.71m x 3.38m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset gas hob with extractor hood over, space for free standing fridge freezer, plumbing available for dishwasher, tiled effect flooring, underfloor heating, cabinet lighting, central island, double glazed dual aspect windows and door opening to;

Utility Room

6' 1" x 5' 7" (1.85m x 1.70m)

Fitted base unit with rolled edge work surfaces over, inset sink and drainer with mixer tap above, tiled splashbacks, underfloor heating, plumbing available for washing machine and tumble dryer, wall-mounted boiler and double glazed door opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water cylinder, radiator, loft access and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 3" x 11' 1" (3.43m x 3.38m)

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, hand wash vanity unit, walk-in shower cubicle, part tiled walls, tiled effect flooring, heated towel rail and double glazed obscure glass window to front aspect.

Bedroom Two

11' 4" x 11' 2" (3.45m x 3.40m)

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

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Four

9' 1" x 9' (2.77m x 2.74m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled effect flooring, shaver point, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, there is a small shingle garden area with decorative plants and paved pathway access to the front entrance.

The enclosed rear garden is laid to brickweave paving, for ease of maintenance, and provides the perfect space for entertaining friends and family in and spring and summer evenings, together with a small lawned area, raised flower beds, shrub beds, mature hedging, summer house, personal door access to the garage and gate access to the driveway.

Garage

With power, lighting, storage space to rear aspect, double glazed window to side aspect, personal door access and electric roller door to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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.

directions to this property:

From our William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonner's Cottage. Continue onto Mary Unwin Road and at the t-junction, turn right onto Baxter Row. Proceed along this road, bearing around to the left and take the right into Metamec Drive. The property can be found on the right hand side corner, identified by our William H Brown "For Sale" board.



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welcome to

Metamec Drive, Dereham

- NO ONWARD CHAIN!!
- 4 Bedroom Link-Detached House
- 22' Kitchen/Dining Room + Separate Utility
- En Suite Facilities
- Gas Fired Central Heating, Double Glazed Windows And Underfloor Heating
- Low Maintenance Gardens
- Driveway Parking And Garage
- Popular Location, Close To Dereham Town Centre



Tenure: Freehold EPC Rating: C

offers in the region of

£325,000

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

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Property Ref:
DRM116221 - 0004

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.



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