



Metamec Drive, Dereham, NR19 1WN

welcome to

Metamec Drive, Dereham

VIEWING IS ESSENTIAL For Sale by Modern Auction!! This spacious 4 bedroom link-detached house is PRICED TO SELL! Located within a well-established development in Dereham and boasting underfloor heating, 22' lounge, 22' kitchen/diner, en suite, low maintenance gardens, driveway parking & garage!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sizeable 4 Bedroom Link-Detached House
- Impressive Ground Floor Rooms
- En Suite Facilities
- Low Maintenance Gardens, Driveway Parking And Garage
- Close Distance To Dereham Town Centre



Tenure: Freehold EPC Rating: C

guide price

£250,000

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 - 0006

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