



Oak Avenue, North Elmham, Dereham, NR20 5JL

welcome to

Oak Avenue, North Elmham, Dereham

VIEWINGS ADVISED A well-presented 3 bedroom detached family house, offering modern decor and located within a desirable village setting within this popular cul-de-sac. The property boasts fitted kitchen, split-level rear garden perfect for outside entertaining, ample parking & integral garage!



Description

We are pleased to present to the market this recently improved 3 bedroom detached house, offering it's quiet cul-de-sac position within the sought-after village of North Elmham, just walking distance from the Recreation Ground.

In brief, the internal ground floor accommodation comprises; entrance hall, welcoming dual-aspect lounge with feature fireplace, modern fitted kitchen and separate dining area space with access to the rear garden. This is complemented on the first floor by the three good sized bedrooms, two with built-in wardrobes, and the bathroom with separate w.c.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Externally, the property offers ample off road parking by a shingle driveway and access to the integral garage, together with an enclosed, well-maintained rear garden which enjoys space for entertaining and relaxing in the spring and summer evenings.

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, double glazed floor to ceiling obscure glass window to front aspect, tiled flooring, stairs rising to first floor landing, radiator, opening to kitchen and door opening to;

Lounge

17' 5" x 11' 2" (5.31m x 3.40m)

With fitted carpet flooring, central feature fireplace, radiator and double glazed dual aspect windows to front and side aspects.

Kitchen

16' 7" x 15' 1" (5.05m x 4.60m)

A modern range of wall and base units with complementary oak worktops over, inset butler sink with mixer tap above, decorative tiled splashbacks, space for electric Rangemaster cooker, integrated fridge freezer, plumbing available for dishwasher and washing machine, breakfast bar, tiled flooring, radiator, double glazed windows to rear aspect, opening to the integral garage and further opening to;

Dining Area

14' 8" x 9' 7" (4.47m x 2.92m)

With tiled flooring, built-in storage cupboard, double glazed windows to rear aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, double glazed window to rear aspect and doors opening to all bedrooms and bathroom.

Bedroom One

13' 8" x 9' 7" (4.17m x 2.92m)

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

Bedroom Two

11' 7" x 9' 2" (3.53m x 2.79m)

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

Bedroom Three

9' 3" x 7' 8" (2.82m x 2.34m)

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

Bathroom

Two piece suite comprising pedestal hand wash basin, panelled bath, tiled splashbacks, tiled flooring and double glazed obscure glass window to rear aspect.

Separate W.C

One piece suite comprising low level w.c, tiled flooring and double glazed obscure glass window to rear aspect.

Outside

The front of the property is approached by a five-bar gate which opens to the shingle driveway, providing ample off road parking space and access to the integral garage. The remainder of the front incorporates well-tended plant and shrub borders.

The enclosed, split-level rear garden is laid predominately to lawn with a decking area, perfect for entertaining or relaxing, together with raised flower beds, shingle pathways and access to the summerhouse.

Summer House

With power and lighting.

Integral Garage

With power, lighting and up and over door to front.

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

Upon entering the village of North Elmham from the Dereham direction, proceed towards the village centre and take the third right hand turn into Cathedral Drive. Continue along, bearing right and follow the road into Oak Avenue. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Oak Avenue, North Elmham, Dereham

- 3 Bedroom Detached Family House
- Modern Fitted Kitchen And Separate Dining Area
- Dual-Aspect 17' Lounge
- Oil Fired Central Heating And Double Glazed Windows
- Enclosed, Split-Level Rear Garden
- Walking Distance Of The Recreation Ground
- Ample Parking And Integral Garage
- Peaceful, Cul-De-Sac Position Within North Elmham

Tenure: Freehold EPC Rating: E
offers in the region of

£350,000



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:
DRM115190 - 0003

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk