



Theatre Street, Dereham, NR19 2EN

welcome to

Theatre Street, Dereham

A character-filled three bedroom semi-detached house with basement & converted attic. Located within close proximity to Norwich & the Norfolk countryside. Offering en suite facilities, two car driveway, enclosed rear garden & more!



Description

This charming 1890 Victorian home is presented in excellent decorative order throughout. This three bedroom home features an open dining room/kitchen, an established garden, spacious attic bedroom conversion and a development-ready, functional basement. Located within the heart of Dereham, it enjoys access to Dereham's amenities whilst also being within easy reach of the North Norfolk coast and countryside.

Offering flexible living space, which in brief, comprises; long entrance hall, cloakroom w.c, bay-fronted lounge with central open fireplace, welcoming dining area with exposed brick feature fireplace and open plan access to the modern fitted kitchen. This is complemented on the first floor by two good sized double bedrooms, one offering en suite shower facilities, and the family bathroom.

Proceeding to the second floor by the private landing and staircase, there is an impressive 20' master bedroom with built-in storage space and Velux windows for extra privacy. A further feature of this fantastic property is the spacious basement, which offers the potential to develop further.

Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows and ample storage throughout the property. Externally, there is a hard standing driveway to the side aspect which offers off road parking for two cars, together with an enclosed, private rear garden contributing a range of roses and shrubs.

The Accommodation

Entrance Hall

External entrance door opening to the front aspect, quarry tiled flooring, stairs rising to first floor landing, door opening to the basement, built-in storage cupboard, radiator, doors opening to the lounge and dining area with further door opening to;

Cloakroom

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

Lounge

15' 5" x 14' 6" (4.70m x 4.42m)

With fitted carpet flooring, central open fireplace, wall lights, radiator and double glazed bay window to front aspect.



view this property online williamhbrown.co.uk/Property/DRM116273



Dining Area

12' 9" x 11' 1" (3.89m x 3.38m)

With wood effect flooring, central feature fireplace with tiled hearth and exposed brick surround, wall lights, two radiators, double glazed windows to side and rear aspect and opening to;

Kitchen

11' 6" x 7' 7" (3.51m x 2.31m)

A modern range of matching wall and base units with complementary rolled edge work surfaces over, inset sink with gold mixer tap above, built-in electric oven, inset gas hob with stainless steel extractor hood over, space for fridge freezer, plumbing available for dishwasher, wall mounted boiler, wood effect flooring, inset ceiling spotlights, double glazed Velux, double glazed windows to side and rear aspect and external door opening to the rear garden.

First Floor Landing

With wooden flooring, radiator, built-in storage cupboard housing the washing machine and tumble dryer, double glazed window to front aspect, door opening to the inner hallway and further doors opening to two of the three bedrooms and the bathroom.

Bedroom Two

13' 8" x 11' 1" (4.17m x 3.38m)

With wooden flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, shaver point, tiled flooring and heated towel rail.

Bedroom Three

13' 7" x 7' 8" (4.14m x 2.34m)

With wooden flooring, wall lights, radiator and double glazed window to side with view of the Garden.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, corner bath with shower over, part tiled walls, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed obscure glass window to rear aspect.

Inner Hallway

With fitted carpet flooring, wall lights, radiator and stairs rising to the second floor landing.

Master Bedroom

20' 8" x 13' 4" (6.30m x 4.06m)

With fitted carpet flooring, built-in wardrobes, eaves storage, radiator and two Velux windows to rear aspect.

Basement

23' 1" x 13' 8" (7.04m x 4.17m)

An extensive space with concrete flooring, power, lighting, radiator and fire escape window to front aspect. The current owners have had a quote for converting to office and study space, further details are available on request.

Outside

To the front of the property, there is a hard standing driveway which provides off road parking for two cars, together with access to the main entrance and to the rear garden.

The enclosed, non-overlooked rear garden is laid mainly to lawn with a paved patio seating area, ideal for entertaining and relaxing in the spring and summer evenings, together with raised flower beds which comprise roses, wisteria, ivy and a pear tree.

Agents Note

The vendors have informed us that the boiler is brand new.

directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Follow the road over the controlled crossing and bear left into Theatre Street. The property can be found on the right hand side, just past the turning for St. Nicholas Street and identified by our William H Brown 'For Sale' board.

welcome to

Theatre Street, Dereham

- Renovated 3 Bedroom Semi-Detached House With Converted Attic
- Open Plan Kitchen/Dining Area
- Charm And Character Features Throughout, Including Open Fireplaces
- En Suite Facilities
- Large Basement Which Offers Potential To Develop Further
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Private Rear Garden And Off Road Parking For 2 Cars
- Situated Within Walking Distance Of Dereham Town Centre, And On The Doorstep Of North Norfolk



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.

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DRM116273](https://www.williambrown.co.uk/Property/DRM116273)



Property Ref:
DRM116273 - 0007

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.



william h brown



01362 692238



Dereham@williambrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williambrown.co.uk