



Swanton Avenue, Dereham, NR19 2HJ

welcome to

Swanton Avenue, Dereham

VENDORS FOUND A deceptively spacious 3 bedroom mid-terraced house, located within a well-established development, close to Dereham's amenities and facilities. The property boasts 2 reception rooms, fitted kitchen, ground floor bathroom, well-proportioned rear garden and more!



Description

We are delighted to offer for sale this generous 3 bedroom mid-terraced house, situated within this popular development in the bustling market town of Dereham.

Within walking distance of amenities, the ground floor accommodation comprises; entrance hall, bay-fronted lounge, well-appointed fitted kitchen, separate dining room and four piece bathroom. This is complemented on the first floor by three good sized bedrooms. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Externally, there is an enclosed, large rear garden which offers space for outside activities.

Internal viewing is highly recommended!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, stairs rising to first floor landing, radiator and doors opening to;

Lounge

12' 4" x 10' 11" (3.76m x 3.33m)

With fitted carpet flooring, electric fireplace, two radiators, double glazed bay window to front aspect and door opening to;

Kitchen

15' x 10' 7" (4.57m x 3.23m)

A range of wall and base units with complementary rolled edge work surfaces over, inset butler sink with mixer tap above, gas double oven with extractor hood, dishwasher, space for free standing fridge freezer, plumbing available for washing machine, island with wine storage, wood effect flooring, inset ceiling spotlights, under-cabinet lighting, built-in storage cupboard, opening to dining room with door also opening to;

Dining Room

13' 9" x 9' 8" (4.19m x 2.95m)

With wood effect flooring, two radiators, double glazed windows to rear aspect, double glazed patio doors opening to the rear garden, Velux window and further door opening to;

Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit with ample storage space, panelled bath, walk-in shower cubicle, part tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

First Floor Landing

With fitted carpet flooring and doors opening to all bedrooms.

Bedroom One

12' 6" x 9' 1" (3.81m x 2.77m)

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed windows to front aspect.

Bedroom Two

12' x 7' 6" (3.66m x 2.29m)

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

Bedroom Three

8' 5" x 6' 2" (2.57m x 1.88m)

With wood effect flooring, radiator and double glazed window to rear aspect.

Outside

The front of the property is laid to shingle, for ease of maintenance and provides a paved patio pathway to the main entrance.

The enclosed, generous rear garden is laid predominately to lawn with paved and decking seating area, ideal for outside entertaining or relaxing, together with mature trees and two timber storage sheds.

Agents Note

The vendors have informed us that the gas double cooker and dishwasher will be remaining at the property.

Location

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

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Continue over the controlled crossing into Wellington Road, Proceed along Wellington Road taking the left hand turning into Kings Road. Proceed along and then take the second left hand turn into Swanton Road. Turn left into Swanton Avenue and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Swanton Avenue, Dereham

- GUIDE PRICE £190,000 - £200,000
- 3 Bedroom Mid-Terraced House
- Bay-Fronted Lounge
- Fitted Kitchen With Separate Dining Room
- Ground Floor, 4 Piece Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Large Rear Garden
- Close Proximity Of Dereham Town Centre

Tenure: Freehold EPC Rating: D

guide price

£190,000 - £200,000



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:
DRM116172 - 0006

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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