



South Green Gardens, Dereham, NR19 1PY

welcome to

South Green Gardens, Dereham

A presentable 2 bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac backing onto open ground, within the market town of Dereham. The property boasts ample storage space throughout, spacious 17' lounge, conservatory, modern bathroom and an enclosed, private rear garden and separate plot!



Description

We are excited to present to the market this lovely 2 bedroom semi-detached bungalow, presented in great decorative order throughout and located in a tucked away position, still close to Dereham town centre amenities and facilities.

In brief, the internal accommodation comprises; entrance hall with ample storage space, generous 17' lounge, cosy conservatory, fitted kitchen, two bedrooms with further built-in storage and the modern family bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an enclosed, private rear garden, together with a lawned front garden.

Ideal for an assortment of buyers, internal viewing is strongly recommended to avoid disappointment!

The Accommodation

Double glazed obscure glass entrance door opening to;

Entrance Hall

With tiled flooring, four built-in storage cupboards, inset ceiling spotlights, radiator and doors opening to all rooms.

Lounge

16' 9" x 12' 4" (5.11m x 3.76m)

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

Conservatory

10' 9" x 7' 1" (3.28m x 2.16m)

UPVC and brick build with wood effect flooring, radiator, double glazed windows surrounding all aspects and double glazed door opening to the rear garden.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated dishwasher and fridge freezer, tiled flooring, inset ceiling spotlights, double glazed window to rear aspect and double glazed door opening to the side aspect.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

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

Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m)

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

Bathroom

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

Outside

The front of the property is laid to lawn with mature shrubs, paved patio pathway leading to the main entrance and gate access to the rear garden.

The enclosed rear garden is laid predominately to lawn with slate and decking areas, ideal for outside entertaining, together with a timber storage shed. There is also a separate plot of land nearby included in the sale.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and 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 down Church Street and bear left at Bishop Bonner's Cottage. Continue along onto Mary Unwin Road and at the t-junction, turn right onto Baxter Row. Proceed into South Green and follow the road around. Take the right hand turn into South Green Gardens, followed by another right hand turn. The property can be found on the left hand side down the alleyway, identified by our William H Brown 'For Sale' board.



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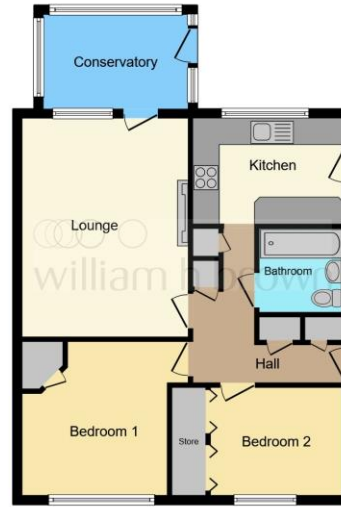


welcome to

South Green Gardens, Dereham

- GUIDE PRICE £220,000 - £230,000
- 2 Bedroom Semi-Detached Bungalow
- Generous Lounge And Conservatory
- Modern Fitted Kitchen And Bathroom
- Front And Rear Gardens, Open Ground Behind
- Gas Fired Central Heating And Double Glazed Windows
- Ample Storage Space Throughout
- Quiet Cul-De-Sac Position

Tenure: Freehold EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116341 - 0004

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