

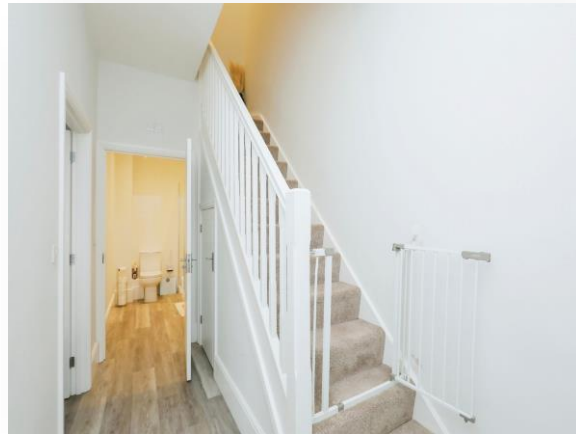


Vincent Court, Dereham, NR19 2FA

welcome to

Vincent Court, Dereham

A modern 3 bedroom semi-detached house, located just a stone's throw away from Dereham town centre amenities and facilities. The beautifully presented property offers open plan living space, ground floor shower room, underfloor heating, low maintenance garden, 1 allocated parking space & more!



Description

We are delighted to present to the market this 3 bedroom semi-detached house, presented in fantastic decorative order throughout and located within walking distance of Dereham town centre amenities, facilities and bus routes.

In brief, the internal ground floor accommodation comprises; generous entrance hall, impressive open plan kitchen/lounge/diner, which is a particular highlight of this fine property, and the shower room which offers utility space. This is complemented on the first floor by three great sized bedrooms, all offering built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating, uPVC double glazed windows and underfloor heating to the ground floor. Outside, there is an allocated parking space which provides off road parking, together with an artificial turf area.

Viewings are highly recommended to fully appreciate the property offered for sale!

The Accommodation

Entrance Hall

Double glazed entrance door opening to side aspect, LVT flooring, underfloor heating, security alarm control, stairs rising to first floor landing, understairs storage cupboard, door opening to shower room and further door opening to;

Kitchen / Lounge / Diner

25' x 9' 9" (7.62m x 2.97m)

The modern fitted kitchen offers a range of matching wall and base units with complementary rolled edge work surfaces over and upstands, inset 1 1/2 bowl sink with mixer tap above, built-in electric oven, inset gas hob with extractor hood and decorative tiled splashback, integrated dishwasher, space for fridge freezer, LVT flooring, underfloor heating, inset ceiling spotlights and uPVC double glazed window to side aspect.

The remainder of the room comprises LVT flooring, underfloor heating, inset ceiling spotlights and uPVC double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, space for washing machine and tumble dryer, LVT flooring, underfloor heating and inset ceiling spotlights.

First Floor Landing

With fitted carpet flooring, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

13' 2" x 8' 4" (4.01m x 2.54m)

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

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m)

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

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, LVT flooring, heated towel rail and inset ceiling spotlights.

Outside

The front of the property is accessed by a shared pathway which offers further access to the built-in storage cupboard. The remainder of the front is laid to artificial turf, for ease of maintenance, together with an allocated parking space providing off road parking.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 left at the War Memorial. Follow Swaffham Road out of town and continue onto Dereham Road. 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

Vincent Court, Dereham

- Stylish 3 Bedroom Semi-Detached House
- Offers Modern Living Accommodation
- Open Plan Kitchen/Lounge/Diner
- Ground Floor Shower Room And First Floor Bathroom
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Underfloor Heating And Water Softener
- Low Maintenance Garden And 1 Allocated Parking Space
- Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: C

£210,000



Ground Floor



First Floor

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116385 - 0002

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