



**De-Narde Road, Dereham, NR19 2HQ**



**welcome to**

**De-Narde Road, Dereham**

**\*\*VIEWINGS ADVISED!\*\*** A 3 bedroom detached bungalow, located within this well-established development within easy access of Dereham town centre. The property offers an 'L' shaped lounge/diner, fitted kitchen, bathroom & wet rooms, private rear garden, driveway parking & garage!



## Description

We are pleased to present to the market this well-presented 3 bedroom detached bungalow, set within this sought-after development in Dereham which offers easy commute to Dereham town centre and boasts bus routes close by.

In brief, the internal accommodation comprises; long entrance hall, 21' lounge/diner with central fireplace, lovely conservatory with windows surrounding the garden, fitted kitchen, three great sized bedrooms, of which two boast built-in wardrobes, bathroom and separate wet room.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. To the front, there is a brickweave driveway which provides off road parking and access to the garage, together with well-manicured gardens to both aspects.

Internal and external viewing is highly recommended to fully appreciate the accommodation offered for sale!

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With fitted carpet flooring, radiator, loft access and doors opening to all rooms.

### Lounge / Diner

21' x 21' max narrowing to 10' 3" min ( 6.40m x 6.40m max narrowing to 3.12m min )

With fitted carpet flooring, central fireplace, radiators, double glazed window to front aspect, door opening to kitchen and double glazed patio doors opening to;

### Conservatory

14' 4" x 9' 3" ( 4.37m x 2.82m )

Brick and UPVC build with tiled flooring, radiator, double glazed windows surrounding which enjoy lovely views of the garden and double glazed patio doors opening to the rear aspect. Further double glazed door opening to;

## Kitchen

13' 7" x 9' 5" ( 4.14m x 2.87m )

A range of wall and base units with complementary rolled edge work surfaces over, inset double stainless steel sink with mixer tap, tiled splashbacks, built-in electric double oven, inset gas hob, space for free standing fridge freezer, plumbing available for washing machine, tiled effect flooring, inset ceiling spotlights, built-in storage cupboard and further cupboard housing boiler and double glazed window to rear aspect.

## Bedroom One

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

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

## Bedroom Two

12' 9" x 9' 3" ( 3.89m x 2.82m )

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

## Bedroom Three

10' 9" x 9' 9" ( 3.28m x 2.97m )

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

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, tiled walls, tiled flooring, towel rail and double glazed obscure glass window to rear aspect.

## Wet Room

Three piece suite comprising low level w.c, pedestal hand wash basin, shower, tiled walls, vinyl flooring, radiator and double glazed obscure glass window to side aspect.

## Outside

The property is approached by a brickweave driveway which provides off road parking and access to the garage. The remainder of the front is laid to well-manicured lawn with an array of plant and shrub beds, together with pathways leading to the main entrance and to the rear garden.

Stepping outside to the generous rear garden, the property is complemented by well-tended lawn space with a range of plant and shrub beds, together with plant borders, paved patio seating space, personal access to the garage and timber fencing which encloses the private garden.

## Garage

With electric roller door to front aspect.

## 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 our William H Brown office, proceed left through the Market Place then take the first exit at the roundabout, followed by a right hand turning onto Quebec Road. Turn off Quebec Road into De Narde and the road curves first to the left and then curves to the right. The property will be situated on the right hand side.



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welcome to

## De-Narde Road, Dereham

- 3 Bedroom Detached Bungalow
- Impressive 21' Lounge/Diner Plus Conservatory
- Wet Room And Bathroom Facilities
- Gas Fired Central Heating And Double Glazed Windows
- Well-Proportioned, Private Rear Garden
- Brickweave Off Road Parking And Garage
- Edge Of Dereham Development With Handy Bus Routes

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£350,000 - £375,000**



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



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