



Quebec Road, Dereham, NR19 2DR

welcome to

Quebec Road, Dereham

A substantial four bedroom, three reception room, two bathroom semi-detached Victorian Villa in a prestigious location with ample parking, a pleasant garden and heaps of character. The property is set back from the road and enjoys easy access to Dereham's amenities and facilities. A must view home!



The Accommodation

You are welcomed to the property by a double glazed entrance door which leads to the;

Entrance Hall

Contrasting hallway which offers wooden flooring, stairs leading to the first floor landing, under stairs storage cupboard, panelled walls, radiator and doors opening to the lounge, study, dining room and shower room.

Lounge

14' 6" x 13' 5" (4.42m x 4.09m)

A warm and welcoming room with fitted carpet flooring, central open fireplace with marble surround, wall lights, radiator, sash window to front aspect and double doors which open to;

Study

12' 9" x 11' 4" (3.89m x 3.45m)

A further reception room which offers versatile use comprising fitted carpet flooring, central ornamental fireplace with oak surround, built-in storage cupboard, radiator and single glazed sash window to rear aspect.

Dining Room

13' 6" x 12' (4.11m x 3.66m)

Dual-aspect room offering formal dining space and comprises wood flooring, complementary central log burner, inset ceiling spotlights, radiator, single glazed sash window to side aspect, double glazed patio doors opening to the side aspect and opening leading to the;

Kitchen

14' x 8' 4" (4.27m x 2.54m)

A modern range of wall and base units with complementary oak work surfaces over, inset butler sink with mixer tap, tiled splashbacks, built-in eye-level double oven, inset induction hob with extractor hood over, space for free standing fridge freezer, breakfast bar, pamment flooring, radiator, two Velux windows which brighten the room, single glazed window to side aspect, double glazed window to rear aspect and opening to the;

Utility Room

8' 7" x 8' 3" (2.62m x 2.51m)

A further range of wall and base units with complementary oak work surfaces over, inset butler sink with mixer tap, tiled splashbacks, plumbing available for washing machine, cupboard housing the boiler and unvented hot water system, pamment flooring, radiator, Velux window, double glazed window to rear aspect and double glazed door opening to the well-stocked rear garden.

Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, panelled walls, tiled flooring, radiator and single glazed window to side aspect.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, loft access, large single glazed window to side aspect and doors opening to all bedrooms and bathroom.

Bedroom One

13' 6" x 12' 8" (4.11m x 3.86m)

The master bedroom offers a central feature fireplace, built-in wardrobes, fitted carpet flooring, radiator and single glazed sash window to front aspect.

Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m)

Offering fitted carpet flooring, central feature fireplace, radiator and single glazed sash window to rear aspect.

Bedroom Three

13' 7" x 12' (4.14m x 3.66m)

Further great sized bedroom offering fitted carpet flooring, built-in wardrobe, radiator, single glazed sash window to side aspect and single glazed window to rear aspect.

Bedroom Four

8' 4" x 7' 11" (2.54m x 2.41m)

Offering fitted carpet flooring, radiator and single glazed sash window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash basin, roll-top bath, panelled walls, tiled effect flooring, radiator and single glazed sash window to side aspect.

External

The property is approached by a large shingle driveway with shared entrance which provides ample off road parking for multiple vehicles.

Step outside to discover the well-maintained garden, featuring lawn, inviting patio areas and an array of well-stocked borders which create the perfect outdoor haven. The west-facing garden also offers a covered seating area, raised flower beds, storage sheds and flint walls and timber fencing which encloses the property and creates a level of privacy.

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, either by car or by foot, proceed through the town centre and bear left at the War Memorial. Continue past The George public house and take the right hand turn onto Quebec Road. Proceed along Quebec Road 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

Quebec Road, Dereham

- Deceptively Spacious 4 Bedroom Period Property
- Offers Versatile Living Spacious
- Charm And Character Features Throughout
- Modern Fitted Kitchen And Separate Utility Room
- Offers 3 Reception Rooms
- Ground Floor Shower Room And First Floor Bathroom
- Beautiful Rear Garden And Spacious Off Road Parking
- Non-Estate Position Within Easy Access Of Amenities

Tenure: Freehold EPC Rating: D

£400,000



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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Property Ref:
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