



Sandy Lane, Dereham, NR19 2EB

welcome to

Sandy Lane, Dereham

VENDORS FOUND A modern 3 bedroom semi-detached house, located within walking distance of Dereham town centre amenities and facilities. This well-proportioned home offers a welcoming lounge, 23' kitchen/dining room, separate utility, privately enclosed gardens, ample off road parking & more!



Description

We are extremely pleased to present to the market this sizeable 3 bedroom semi-detached house, offering modern living and situated in a private position within easy walking distance of Dereham town centre.

In brief, the internal ground floor accommodation comprises; entrance hall, inviting lounge with central fireplace, fitted kitchen with open plan access to the dining room, separate utility room with cloakroom w.c. This is complemented on the first floor by three bedrooms all offering built-in storage space, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a shingle driveway which provides ample off road parking for three cars, together with well-manicured gardens all fully enclosed for privacy.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, door opening to the kitchen and further door opening to;

Lounge

16' 2" x 11' 4" (4.93m x 3.45m)

With wood effect flooring, central fireplace, radiator, double glazed window to front aspect and door opening to;

Kitchen / Dining Room

23' x 9' 7" (7.01m x 2.92m)

A matching 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, space for Range cooker with extractor hood over, space for dishwasher and fridge, wood effect flooring, breakfast bar, two radiators, two double glazed windows to rear aspect and stable door opening to;

Utility Room

15' 3" x 7' 4" (4.65m x 2.24m)

With wood effect flooring, space for fridge freezer, washing machine and tumble dryer, double glazed windows to side and rear aspects, double glazed external door opening to the rear garden and further door opening to;

Cloakroom

1 piece suite comprising low level w.c, wood effect flooring and double glazed obscure glass window to side aspect.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

14' 5" x 9' 6" (4.39m x 2.90m)

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

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

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

Bedroom Three

13' 3" x 7' 6" (4.04m x 2.29m)

With fitted carpet flooring, built-in storage cupboard, 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, travertine tiled walls and flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

At the front of the property, you'll find a well-tended lawn area, perfect for enjoying outside activities, together with a paved patio seating area. A paved pathway leads to the main entrance and the property is fully enclosed by mature hedging which provides security and privacy to the home.

Stepping out to the rear, you are greeted by a further paved patio seating area, ideal for entertaining friends and family, together with lawn, storage shed and fully enclosed by timber fencing. Gate access leads to the shingle driveway which provides generous off road parking and a further storage shed.

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 two centre, bearing left at the War Memorial and continue down Swaffham Hill. Take the right hand turn into Sandy Lane and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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welcome to

Sandy Lane, Dereham

- 3 Bedroom Semi-Detached House
- 23' Fitted Kitchen/Dining Room
- Separate Utility Room
- Cloakroom W.C And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Private Front And Rear Gardens
- Generous Off Road Parking Space
- Easy Access Of Local Amenities

Tenure: Freehold EPC Rating: D



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

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116454 - 0003

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk