



**Links View, Sandy Lane East, Dereham, NR19 2ED**

**welcome to**

**Links View, Sandy Lane East, Dereham**

A well-presented 3 bedroom semi-detached house, offering a good sized plot and located just walking distance of Dereham town centre amenities and facilities. The property boasts a 16' lounge, modern fitted kitchen/diner, first floor shower room, low maintenance garden & ample off road parking!



## Description

A well-presented 3 bedroom semi-detached house, offering a good sized plot and located just walking distance of Dereham town centre amenities and facilities. The property further enjoys pleasant walkways onto Dereham Golf Course which backs onto the home.

In brief, the internal ground floor accommodation comprises; entrance hall, lounge with central fireplace and fitted kitchen/diner with some integrated appliances. This is complemented on the first floor by three sizeable bedrooms, all offering built-in storage space and the contemporary style shower room.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a large shingle driveway which provides ample off road parking, together with a low maintenance rear garden, not overlooked with storage and workshop space.

Viewings are highly recommended!

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, double glazed window to front aspect and door opening to;

### Lounge

14' x 12' 6" ( 4.27m x 3.81m )

With fitted carpet flooring, central fireplace with brick surround, wall lights, radiator, double glazed window to rear aspect and door opening to;

### Kitchen / Diner

16' 9" x 9' 6" ( 5.11m x 2.90m )

A matching range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, tiled splashbacks, built-in eye-level gas oven, built-in eye-level microwave, space for free standing fridge freezer, space for washing machine and tumble dryer, tiled flooring, built-in storage cupboard, radiator, double glazed dual-aspect windows and double glazed external door opening to the side aspect.

### Bedroom One

12' 4" x 8' 9" ( 3.76m x 2.67m )

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

### Bedroom Two

9' 4" x 8' 3" ( 2.84m x 2.51m )

With fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, loft access, radiator and double glazed window to rear aspect.

### Bedroom Three

9' 1" x 7' 8" ( 2.77m x 2.34m )

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

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

To the front of the property, there is a large shingle driveway which provides generous off road parking space for several cars. Mature hedging partially encloses the property and pathways lead to the main entrance and rear gate.

The enclosed, generously proportioned rear garden is laid predominately to patio and shingle, for ease of maintenance, and enjoys space for entertaining friends and family. The property is fully enclosed by timber fencing for an added level privacy and benefits from two large storage sheds with workshop use.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## 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 a Sports and 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, bearing left at the War Memorial and continue down Swaffham Hill. Take the right hand turn into Sandy Lane and follow the road along. Take the right hand turn into Links View where the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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## Links View, Sandy Lane East, Dereham

- 3 Bedroom Semi-Detached House
- Modern Fitted Kitchen/Diner
- First Floor Shower Room
- Built-In Storage To All Bedrooms
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Private Low Maintenance Rear Garden
- Ample Off Road Parking
- Close Proximity To Dereham Town Centre

Tenure: Freehold EPC Rating: C

# £230,000



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:  
DRM116428 - 0003

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