



Eaton Gardens, Dereham, NR19 1QA

welcome to

Eaton Gardens, Dereham

>> NO ONWARD CHAIN! A 2 bedroom semi-detached bungalow, offering a quiet cul-de-sac position within Dereham. The property boasts a sizeable lounge, conservatory, fitted kitchen, enclosed well-tended rear garden, driveway parking and garage. Be quick to view!!



Description

William H Brown are pleased to offer a 2 bedroom semi detached bungalow with parking, a garage and heaps of potential in the market town of Dereham.

At the end of the cul de sac, the property has parking to the front, a garage and you enter via a passage which gives access to the entrance hall. From here there are two double bedrooms, a bathroom, the kitchen, a good sized living room and a conservatory onto the garden.

The property has a lawned and enclosed garden and is offered with no onward chain. It has a gas fired boiler installed in 2023 which benefits from a warranty. The bungalow requires modernisation and will suit first time buyers, investors and downsizers alike.

The Accommodation

Hardwood external entrance door opening to;

Entrance Hall

With wood effect flooring, radiator, doors opening to both bedrooms, bathroom, lounge and further door opening to;

Kitchen

9' 1" x 10' 8" (2.77m x 3.25m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for free standing cooker, space for fridge, plumbing available for washing machine, built-in storage cupboard, cupboard housing boiler, wood effect flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

Lounge

12' 4" x 16' 9" (3.76m x 5.11m)

With fitted carpet flooring, gas fireplace, shelving, wall lights, radiator and double glazed sliding patio doors opening to;

Conservatory

7' 4" x 9' 8" (2.24m x 2.95m)

UPVC and brick build with fitted carpet flooring, double glazed windows surrounding and double glazed door opening to the garden.

Bedroom One

10' 9" x 9' 2" + recess to wardrobe (3.28m x 2.79m + recess to wardrobe)

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

Bedroom Two

8' 5" x 12' 2" (2.57m x 3.71m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Outside

When approaching the property, you will find a hard standing driveway which offers off road parking for two vehicles and access to the garage. The remainder of the front features shingle and patio with shrub beds with gate access leading to the rear.

Stepping out to the rear, there is a well-manicured garden, laid predominately to lawn, together with a paved patio seating area, ideal for outside dining and entertaining. Offering plant borders, attractive flowers, mature trees and a greenhouse. The garden is fully enclosed by timber fencing, offering security and privacy to the home.

Garage

With power, lighting, built-in cupboards, personal door access to side aspect and up and over door to front aspect.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 William H Brown Dereham office, proceed down Church Street and follow the road around to the left, past Bishop Bonner's Cottage. onto Mary Unwin Road. At the t-junction, turn right onto Baxter Row and proceed along. Continue around the sharp left hand and follow the road into South Green. Take the right hand turn before the next t-junction into South Green Gardens and take the left hand turn into Eaton Gardens. The property can be found towards the bottom of the cul-de-sac on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Eaton Gardens, Dereham

- 2 Bedroom Semi-Detached Bungalow
- Living Room And Conservatory
- Kitchen And Bathroom
- Offered With Potential
- Boiler Installed In 2023
- Driveway Parking And Garage
- Cul-de-Sac Location
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

£200,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116400 - 0002

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk