



Yeats Way, Dereham, NR19 2GX

welcome to

Yeats Way, Dereham

NO ONWARD CHAIN A contemporary style 3 bedroom semi-detached house, occupying a prime position in a well-established development, close to Dereham town centre. Boasting a contrasting fitted kitchen/dining room, ground floor cloakroom, en suite, gardens, generous off road parking & garage!!



Description

We are extremely pleased to present to the market this beautifully presented 3 bedroom semi-detached family-sized house, located within a popular development in Dereham on an elevated plot. The property has been modernised and improved by the current owners in recent years and is offered for sale with no onward chain.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, inviting lounge and modern fitted kitchen/dining room with some integrated appliances. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further good sized bedrooms 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 brickweave driveway providing off road parking for multiple vehicles and access to the single garage, together with well-tended gardens to both aspects.

Viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, built-in understair storage, radiator, doors opening to lounge, kitchen and further door opening to;

Cloakroom

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

Lounge

15' 1" x 10' 9" (4.60m x 3.28m)

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

Kitchen/Dining Room

17' 2" x 10' 4" (5.23m x 3.15m)

A matching range on wall and base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink and drainer with mixer tap, decorative tiled splashbacks, integrated dishwasher, fridge freezer and washing machine, space for gas cooker with extractor hood over, breakfast bar, wood effect flooring, inset ceiling spotlights, vertical radiator, double glazed window to rear aspect and double glazed sliding doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 2" x 9' 11" (3.40m x 3.02m)

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

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, tiled flooring, heated towel rail, extractor fan and double glazed obscure glass window to front aspect.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

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

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, shaver point, wood effect flooring and radiator.

Outside

To the front of the property, there is a brickweave driveway providing off road parking for multiple vehicles and access to the garage. The remainder of the front is laid to well-tended lawn with plant borders and paved pathway access to the main entrance.

To the rear, you are greeted by an enclosed west facing rear garden laid predominately to lawn with a paved patio seating area, ideal for outside entertaining and relaxing, together with shrub beds and personal door access to the garage.

Garage

With power, lighting, storage space above, external entrance door 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 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 William H Brown Dereham office, proceed into the town centre, bearing left at the War Memorial and follow the road down Swaffham Road. Take the right hand turn into Sandy Lane and continue to the top of the road. Take the left hand turn into Wordsworth Drive and follow the road around onto Wavell Road. Take the right hand turn into Byron Avenue and then take the first left into Yeats Way. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to Yeats Way, Dereham

- NO ONWARD CHAIN!
- Stunning 3 Bedroom Semi-Detached House
- Stylish Fitted Kitchen/Dining Room
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens
- Generous Driveway Parking And Garage
- Close To Dereham Town Centre

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



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:
DRM116545 - 0003

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