



Theatre Street, Dereham, NR19 2EN

welcome to

Theatre Street, Dereham

Introducing this immaculate Victorian home which has undergone huge improvement and modernisation throughout. Ideally located within easy walking distance of Dereham town centre and boasting 2 inviting bedrooms, fully fitted kitchen, separate utility, shower room & off road parking!



Description

We are delighted to present to the market this Victorian 2 bedroom mid-terraced house, located just a stones throw away from Dereham town centre amenities and facilities. The property in recent years has undergone a wealth of modernisation, enhancement and improvement, creating a beautiful family home.

In brief, the internal ground floor accommodation comprises; entrance porch, welcoming lounge with feature fireplace, contemporary fitted kitchen with integrated appliances and separate utility room. This is complemented on the first floor by the impressive principal bedroom, further bedroom space with versatile use offering built-in wardrobes and the shower room.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a generously-proportioned driveway which provides off road parking.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation on offer and the close proximity to town centre!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With wood effect flooring, built-in storage cupboard, radiator and door opening to;

Lounge

16' x 12' 7" (4.88m x 3.84m)

With wood effect flooring, feature fireplace, stairs rising to first floor landing, built-in understairs storage, radiators, dual aspect double glazed windows to front and rear, door opening to utility and further door opening to;

Kitchen

16' x 6' 7" (4.88m x 2.01m)

A matching range of soft close wall and base units with complementary rolled edge work surfaces over and upstands, inset undermount stainless steel sink with mixer tap, built-in electric oven with electric hob, extractor hood and splashback, integrated dishwasher and fridge freezer, wood effect flooring, under-cabinet lighting, inset ceiling spotlights, radiator and double glazed sash window to front aspect.

Utility Room

Additional fitted unit with complementary rolled edge work surface, plumbing available for washing machine, boiler, wood effect flooring, radiator and double glazed window to side aspect.

First Floor

Carpeted stairs with oak square handrail and glass balustrade leading to;

Bedroom One

16' x 13' (4.88m x 3.96m)

With fitted carpet flooring, airing cupboard, inset ceiling spotlights, radiators, double glazed sash windows to front with wooden shutters, door opening to shower room and further door opening to;

Bedroom Two

15' 2" x 6' 7" (4.62m x 2.01m)

With fitted carpet flooring, built-in wardrobes, inset ceiling spotlights, lot access, radiator and double glazed sash window to front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, vanity mirror, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property sits back from the road and is approached by a shingle driveway offering off road parking space. The remainder of the front is laid to patio, with shrub beds and plant borders. The home is partially enclosed by timber fencing and mature hedging, offering a level of privacy to the home.

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 and bear right at the War Memorial. Follow the road over the controlled crossing and bear left into Theatre Street. Continue along and the property can be found on the left hand side.



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welcome to

Theatre Street, Dereham

- Renovated 2 Bedroom Mid-Terraced House
- Offers Modern Living Accommodation
- Integrated Kitchen And Separate Utility
- Ample Storage Space Throughout
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Generous Off Road Parking
- Lovely Position Within The Heart Of Dereham

Tenure: Freehold EPC Rating: C

£260,000



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:
DRM116559 - 0002

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Please note the marker reflects the postcode not the actual property



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