



**Eaton Gardens, Dereham, NR19 1QA**



**welcome to**

**Eaton Gardens, Dereham**

>> NO ONWARD CHAIN! An extended, extremely well-presented 3 bedroom semi-detached bungalow, offering a quiet cul-de-sac position within Dereham. The property offers an 18' lounge with log burner, conservatory, modern fitted kitchen/diner, south-facing rear garden & generous driveway parking!



## Description

We are extremely pleased to present to the market this generously-proportioned 3 bedroom semi-detached bungalow, located to the bottom of this small cul-de-sac and offering easy walking distance to Dereham town centre. The property also benefits from local bus routes and close proximity of the play park.

In brief, the internal accommodation comprises; entrance hall, impressive 18' lounge with central log burner, conservatory, modern fitted kitchen/diner with some integrated appliances, rear porch with access to the cloakroom, three bedrooms of which the principal bedroom offers built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property sits adjacent to green space which adds a touch of natural scenery, together with an enclosed, south-facing rear garden which offers space for outside entertaining.

Offered for sale with NO ONWARD CHAIN and located close to Dereham town centre, viewings are strongly advised!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With tiled flooring, loft access, radiator, doors opening to kitchen, bathroom, both bedrooms and further door opening to;

### Lounge

12' 7" x 16' 11" ( 3.84m x 5.16m )

With tiled flooring, central log burner with tiled hearth and wood surround, radiator and double doors with side panels opening to;

### Conservatory

9' 8" x 12' 2" ( 2.95m x 3.71m )

UPVC and brick build with tiled flooring, double glazed windows overlooking the rear garden and double glazed patio doors opening to the rear aspect.

### Kitchen/Diner

15' 10" x 10' 10" ( 4.83m x 3.30m )

A matching range of wall and base units with complementary rolled edge work surfaces over and upstands, inset 1/5 bowl stainless steel sink with mixer tap, built-in eye-level double oven, inset gas hob with concealed extractor, integrated fridge freezer, plumbing available for dishwasher and washing machine, wood effect flooring, inset ceiling spotlights, built-in storage cupboard, vertical radiator, double glazed window to rear aspect and door opening to;

### Rear Porch

7' 1" x 3' 11" ( 2.16m x 1.19m )

With tiled flooring, double glazed obscure glass window to front and side aspects, double glazed external entrance door opening to the side aspect and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, wall-mounted boiler and double glazed obscure glass window to side aspect.

### Bedroom One

10' 11" x 11' 6" max ( 3.33m x 3.51m max )

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

### Bedroom Two

9' 1" x 12' 2" ( 2.77m x 3.71m )

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

### Bedroom Three

8' 10" x 7' 9" ( 2.69m x 2.36m )

With tiled flooring, radiator and double glazed window to side aspect.

### Family Bathroom

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

### Outside

The property sits at the end of a quiet cul-de-sac, adjacent to natural greenery and is approached by a hard standing driveway, providing off road parking for at least 3 cars.

Stepping out to the rear, you are greeted by a sizeable south-facing garden laid predominately to lawn with a paved patio seating area, ideal for outside dining, together with shrub beds and a timber storage shed. Enclosed by timber fencing which provides a level of privacy and security to the home.

### 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.



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## Eaton Gardens, Dereham

- No Onward Chain
- Extended 3 Bedroom Semi-Detached Bungalow
- Modern Fitted Kitchen/Diner
- Welcoming Lounge + Conservatory
- Gas Fired Central Heating And Double Glazed Windows
- Generous Driveway Parking And Private, South-Facing Rear Garden
- Cul-De-Sac Position, Adjacent To Green Space

Tenure: Freehold EPC Rating: D

guide price

**£270,000 - £280,000**



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