



Sunnyside, London Street, Whissonsett, Dereham, NR20 5ST

welcome to

Sunnyside, London Street, Whissonsett, Dereham

>> FANTASTIC PLOT!! Viewings are essential on this 3 bedroom semi-detached house which has recently undergone a level of refurbishment and improvement. Offering a modern fitted kitchen, 2 reception rooms, ample parking, substantial rear garden backing onto fields and a versatile home office!!



Description

We are extremely pleased to present to the market this sizeable 3 bedroom semi-detached house, which has been refurbished by the current owners and sits on a generous 1/3 acre plot (STMS). The property is located within the heart of rural Norfolk, offering stunning countryside views from the rear aspect.

In brief, the internal ground floor accommodation comprises; entrance porch, dining room, bathroom suite, modern fitted kitchen with space for appliances and welcoming bay-fronted lounge. This is complemented on the first floor by three good sized bedrooms and the shower room. Coupled with the accommodation, the property further benefits from modern energy efficient electric heating and double glazed windows to most of the house.

Externally, the property is approached by a large shingle driveway which provides ample off road parking for multiple vehicles, together with gate access leading to the substantial rear garden, fully enclosed with numerous shrubberies and outbuildings for storage space. Additionally, there is an outside office with power and lighting, which offering versatile use.

The possibilities are endless! Contact us TODAY to arrange a viewing!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With vinyl flooring, double glazed windows surrounding and door opening to;

Dining Room

13' 11" x 7' 11" (4.24m x 2.41m)

With wood effect flooring, infrared electric heater, space for washing machine, window to side aspect, door opening to kitchen and further door opening to;

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, tiled effect flooring, heated towel rail and window to side aspect.

Kitchen

15' 1" x 11' 2" (4.60m x 3.40m)

A modern range of soft close wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, space for free standing electric cooker, extractor hood, space for free standing fridge freezer, plumbing available for dishwasher, vinyl flooring, infrared electric heater, stairs rising to first floor landing, built-in storage cupboard, window to side aspect and door opening to;

Lounge

15' 1" x 11' 2" (4.60m x 3.40m)

With fitted carpet flooring, feature fireplace with space for central log burner and decorative surround, double glazed bay window to front aspect and double glazed external entrance door opening to the front aspect.

First Floor Landing

With fitted carpet flooring and doors opening to all bedrooms and shower room.

Bedroom One

15' 1" x 11' 2" (4.60m x 3.40m)

With fitted carpet flooring, infrared electric heater and double glazed window to front aspect.

Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m)

With fitted carpet flooring, infrared electric heater and double glazed window to rear aspect.

Bedroom Three

8' 9" x 8' 9" (2.67m x 2.67m)

With fitted carpet flooring, built-in storage cupboard, infrared electric heater and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle and vinyl flooring.

Outside

The property is set back from the road and is approached by a large shingle driveway offering ample off road parking for multiple vehicles. The remainder of the front is laid to lawn with numerous plant and shrub beds, offering natural greenery to the home.

Step outside to discover the generously-proportioned rear garden, laid predominately to lawn and enclosed by timber fencing and mature trees offering privacy. Set within the grounds are numerous outbuildings, including storage sheds and a home office with power and lighting. The property also enjoys far-reaching field views.

Location

Whissonsett is set in the heart of rural Norfolk, between the market towns of Dereham and Fakenham and is surrounded by farmland and orchards. The village itself boasts a beautiful 14th century Church. The bustling market town of Dereham offers further amenities and facilities including a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses, together with 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:

Sat Nav Postcode: NR20 5ST

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welcome to

Sunnyside, London Street, Whissonsett, Dereham

- 3 Bedroom Semi-Detached House, Set On A Generous Plot
- Modern Fitted Kitchen + 2 Reception Rooms
- Ground Floor Bathroom + First Floor Shower Room
- Offers Potential To Extend And Enhance (STPP)
- Undergone Recent Refurbishment Throughout
- Extensive Rear Garden With Versatile Home Office
- Ample Off Road Parking
- Idyllic Village Setting, Backing Onto Far-Reaching Fields

Tenure: Freehold EPC Rating: E

offers in excess of

£300,000



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:
DRM116561 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk