



**Colin Mclean Road, Dereham, NR19 2RY**

**welcome to**

**Colin Mclean Road, Dereham**

>> NO ONWARD CHAIN! A 3 bedroom end-terraced house, located within easy walking distance of Dereham town centre and on bus routes. The property offers potential to modernise and enhance throughout, together with a kitchen/diner, shower room, low maintenance gardens & 2 allocated spaces!!



## Description

We are excited to present to the market this 3 bedroom end-terraced house, located within this popular development just walking distance of Dereham town centre amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, fitted kitchen/diner with some integrated appliances and lounge with central fireplace. 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 electric storage heating and double glazed windows throughout. Outside, there are two allocated parking spaces found at the rear of the property, together with low maintenance gardens.

Offering scope to modernise, improve and enhance, viewing this property is essential. NO ONWARD CHAIN!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, electric storage heater, doors opening to kitchen and lounge, further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, part tiled walls, fitted carpet flooring and double glazed obscure glass window to front aspect.

### Kitchen/Diner

15' 9" x 8' 5" ( 4.80m x 2.57m )

A range of matching wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor, built-in dishwasher, integrated fridge and separate freezer, plumbing available for washing machine, vinyl flooring, pantry, electric storage heater and double glazed window to front aspect.

### Lounge

14' 7" x 10' 6" ( 4.45m x 3.20m )

With fitted carpet flooring, feature electric fireplace with marble hearth and wood surround, under stairs storage cupboard, electric storage heater, double glazed window to rear aspect and double glazed external entrance door opening to the rear garden.

### First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and shower room.

### Bedroom One

14' 4" x 11' ( 4.37m x 3.35m )

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

### Bedroom Two

12' x 10' 8" ( 3.66m x 3.25m )

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

### Bedroom Three

9' 9" x 7' 8" ( 2.97m x 2.34m )

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

### Shower Room

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

### Outside

The front of the property is laid to shingle, for ease of maintenance, and provides a paved pathway to the main entrance. The side of the property offers a walkway leading to the communal car park.

The enclosed, low maintenance rear garden is laid to shingle and patio, offering space for outside entertaining, together with a handy brick built storage shed. Enclosed by timber fencing and mature hedging with gate access leading to the rear aspect.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## 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 through the town centre and bear left at the War Memorial. Continue down Swaffham Road, taking the right hand turn into Sandy Lane and proceed up the hill. Continue along into Colin Mclean Road and the property can be found on the left hand side.



**view this property online** [williamhbrown.co.uk/Property/DRM116369](http://williamhbrown.co.uk/Property/DRM116369)

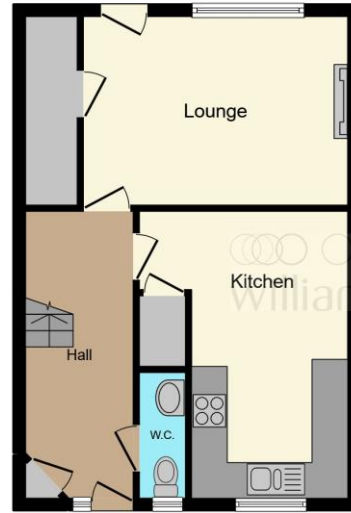


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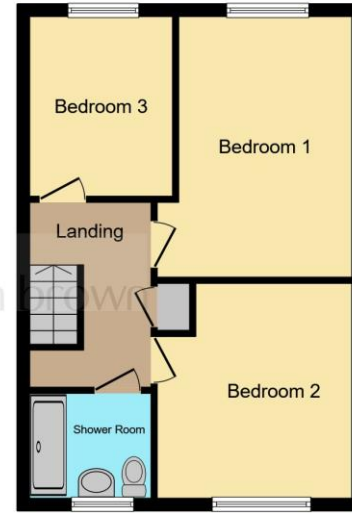
- NO ONWARD CHAIN
- 3 Bedroom End-Terraced House
- Fitted Kitchen/Diner
- Cloakroom W.C And Shower Room
- Electric Storage Heating And Double Glazed Windows
- Low Maintenance Gardens
- 2 Allocated Parking Spaces
- Close To Dereham Town Centre

Tenure: Freehold EPC Rating: D

**£200,000**



**Ground Floor**



**First Floor**

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:  
DRM116369 - 0004

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