



Wollaston Avenue, Dereham, NR19 2HD

welcome to

Wollaston Avenue, Dereham

****NO ONWARD CHAIN**** A well-presented 3 bedroom detached chalet, occupying a quiet cul-de-sac position within close proximity of Dereham's amenities. The versatile home offers a ground floor cloakroom, modern fitted kitchen, open plan lounge/diner, enclosed rear garden, driveway parking & garage!!



Description

We are extremely pleased to present to the market this 3 bedroom detached chalet, located within a well-established development within easy reach of Dereham town centre and bus routes.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, modern fitted kitchen, impressive 23' lounge/dining room and a multi-purpose bedroom. This is complemented on the first floor by two further good sized bedrooms both with eaves storage, 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 hard standing driveway which provides off road parking for up to 3 cars and access to the garage, together with an enclosed rear garden, laid to lawn with numerous plant beds.

Offered for sale with NO ONWARD CHAIN and occupying a delightful cul-de-sac position, viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, double glazed obscure glass window to side aspect, doors opening to kitchen, lounge and bedroom three and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, vinyl flooring and double glazed obscure glass window to side aspect.

Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob, space for free standing fridge freezer, plumbing available for washing machine, built-in storage cupboard, tiled effect flooring, radiator, double glazed window to rear aspect and double glazed external entrance door opening to the rear garden.

Lounge/Dining Room

23' 5" x 11' 8" (7.14m x 3.56m)

With fitted carpet flooring, radiators and double glazed windows to all aspects.

Bedroom Three

9' 4" x 7' 5" (2.84m x 2.26m)

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

First Floor Landing

With fitted carpet flooring and doors opening to remaining bedrooms and bathroom.

Bedroom One

12' 3" x 12' 1" (3.73m x 3.68m)

With fitted carpet flooring, eaves storage, loft access, radiator and double glazed window to rear aspect.

Bedroom Two

13' x 7' 5" (3.96m x 2.26m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, vinyl flooring, vertical radiator and double glazed obscure glass window to side aspect.

Outside

The property sits towards the bottom of a quiet cul-de-sac and is approached by a hard standing driveway which provides off road parking space and access to the garage. The remainder of the front is laid to well-tended lawn and enjoys an array on plant and shrub beds.

The rear garden is laid predominately to well-manicured lawn with mature plant and shrub borders which provides a level of extra privacy to the home. Fully enclosed by timber fencing with gate access to the front aspect and personal door access to the garage.

Garage

With power, lighting, personal door access 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, 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:

Leave Dereham via Kings Road and continue along. Proceed onto Cemetery Road and then onto Northgate. Take the left hand turn onto Highfield Road and then take the second left hand turn onto Wollaston Avenue. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



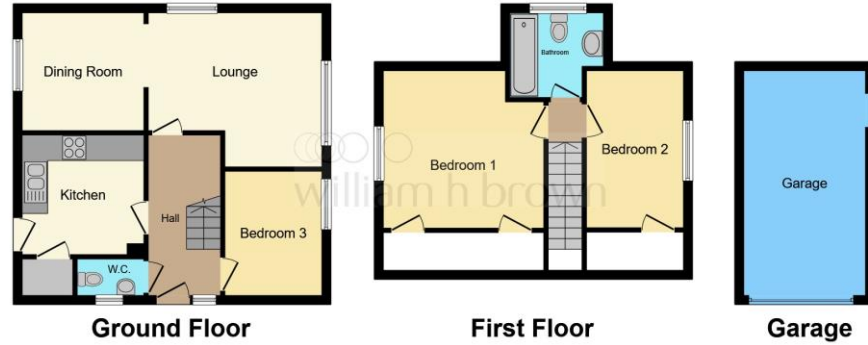
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welcome to

Wollaston Avenue, Dereham

- NO ONWARD CHAIN!
- Versatile 3 Bedroom Detached Chalet
- Modern Fitted Kitchen
- Open Plan 23' Lounge/Dining Room
- Gas Fired Central Heating And Double Glazed Windows
- Well-Manicured Gardens
- Driveway Parking And Garage
- Close By To Dereham Town Centre



Tenure: Freehold EPC Rating: C

offers in excess of

£280,000

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:
DRM116616 - 0004

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