



Vincent Court, Dereham, NR19 2FA

welcome to

Vincent Court, Dereham

A contemporary style 2 bedroom mid-terraced house, located within walking distance of Dereham town centre amenities and facilities. The property boasts the remainder of its NHBC warranty, underfloor heating, open plan lounge/kitchen, low maintenance front garden & allocated parking. VIEW TODAY!



Description

We are excited to present to the market this 2 bedroom mid-terraced house, presented in excellent decorative order throughout and located just walking distance of Dereham town centre.

In brief, the internal ground floor accommodation comprises; entrance hall, welcoming lounge with open plan access to the modern fitted kitchen and inner hallway with access to the cloakroom/utility space. This is complemented on the first floor by two bedrooms and the family bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating, uPVC double glazed windows and ground floor underfloor heating. Outside, there is an enclosed, low maintenance front garden, together with an allocated parking space.

The Accommodation

Entrance Hall

Composite GRP entrance door to front aspect, LVT flooring, underfloor heating, security alarm control, stairs rising to the first floor landing and door opening to;

Lounge

14' 7" x 10' 2" (4.45m x 3.10m)

With LVT flooring, underfloor heating, television point, inset ceiling spotlights, uPVC double glazed French doors opening to the front courtyard with full length side panel window, door opening to inner hallway and open plan access to;

Kitchen

9' 3" x 8' 2" (2.82m x 2.49m)

A modern range of gloss wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl sink with mixer tap above, decorative tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, integrated dishwasher, space for free standing fridge freezer, breakfast bar, LVT flooring, underfloor heating, inset ceiling spotlights and uPVC double glazed window to rear aspect.

Inner Hallway

With LVT flooring, underfloor heating and door opening to;

Cloakroom / Utility Space

Two piece suite comprising low level w.c, hand wash vanity unit, decorative tiled splashbacks, plumbing available for washing machine, cupboard housing boiler, extractor fan, LVT flooring, underfloor heating, inset ceiling spotlights,

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, radiator and doors opening to both bedrooms and the bathroom.

Bedroom One

14' 7" max x 9' 8" (4.45m max x 2.95m)

With fitted carpet flooring, loft access, radiator and two uPVC double glazed windows to front aspect.

Bedroom Two

9' 6" max x 8' 2" (2.90m max x 2.49m)

With fitted carpet flooring, radiator and two Velux windows to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, LVT flooring, heated towel rail and Velux window to rear aspect.

Outside

To the front of the property, there is an enclosed, low maintenance courtyard laid predominately to patio which provides the perfect space for outside entertaining, together with a small artificial turf area and gate access leading to the allocated parking space.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 left at the War Memorial. Follow Swaffham Road out of town and continue onto Dereham Road. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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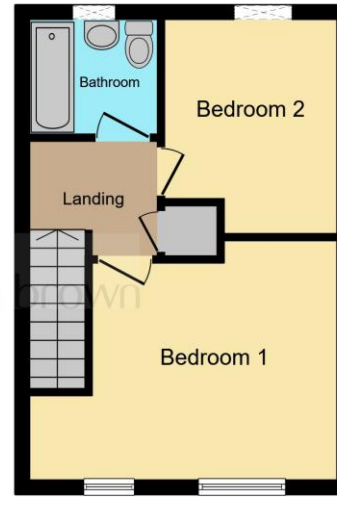
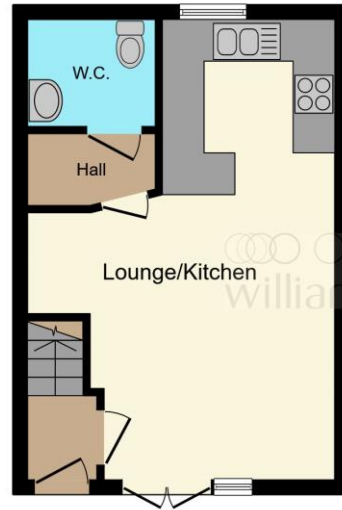
Vincent Court, Dereham

- Modern 2 Bedroom Mid-Terraced House
- Open Plan Lounge/Kitchen
- Ground Floor Cloakroom/Utility Space
- Gas Fired Central Heating, uPVC Double Glazed Windows And Underfloor Heating
- Remaining NHBC Warranty
- Enclosed, Low Maintenance Front Garden
- 1 Allocated Parking Space
- Easy Access To Dereham Town Centre

Tenure: Freehold EPC Rating: B

offers in excess of

£200,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116258 - 0002

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