



**Brookside, North Elmham, Dereham, NR20 5JP**

**welcome to**

**Brookside, North Elmham, Dereham**

>> CORNER PLOT!! A well-proportioned 2 bedroom detached bungalow, offering versatile living accommodation and offered for sale with NO ONWARD CHAIN. Located at the bottom of a maturing cul-de-sac in the heart of this historic village and boasting attractive gardens, driveway parking & garage!



## Description

We are extremely pleased to present to the market this generously-proportioned 2 bedroom detached bungalow, occupying a quiet cul-de-sac position within the sought-after village of North Elmham. The property sits on an attractive corner plot within reach of local amenities.

Briefly, the internal accommodation comprises; entrance porch, 17' lounge with central feature fireplace, separate dining room, modern fitted kitchen with integrated appliances, conservatory, 15' garden room overlooking the rear grounds, inner hallway with access to both bedrooms which both offer built-in wardrobes, and the wet room.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Externally, there is a hard standing driveway which provides off-road parking for 2 cars and access to the garage, together with a slopped rear garden which provides space for outside entertaining.

Offered for sale with NO ONWARD CHAIN, internal and external viewing of this home is essential to fully appreciate the accommodation and location offered for sale!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

With tiled flooring, dual aspect double glazed windows to front and side aspects, and door opening to;

### Lounge

17' x 11' 9" ( 5.18m x 3.58m )

With wood effect flooring, central feature fireplace with tiled hearth and decorative surround, radiator, double glazed window to front aspect and doors opening to inner hallway, kitchen and double doors opening to;

### Dining Room

10' 1" x 9' 7" ( 3.07m x 2.92m )

With wood effect flooring, radiator and French style doors opening to the garden room.

## Kitchen

11' 2" x 9' 7" ( 3.40m x 2.92m )

A matching range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in eye-level oven, inset electric hob with concealed extractor, built-in microwave, integrated dishwasher and fridge freezer, tiled flooring, inset ceiling spotlights, serving hatch, radiator, double glazed window to rear aspect and double glazed door opening to;

## Conservatory

11' 3" x 7' ( 3.43m x 2.13m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding, double glazed external door opening to the rear garden and further door opening to;

## Garden Room

15' 9" x 11' 3" ( 4.80m x 3.43m )

UPVC and brick build with wood effect flooring, wall lights, radiator, double glazed windows surrounding and French style doors opening to the rear garden.

## Inner Hallway

With wood effect flooring, airing cupboard with radiator, storage cupboard, loft access and doors opening to both bedrooms and wet room.

## Bedroom One

12' 4" x 9' 7" ( 3.76m x 2.92m )

With wood effect flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Bedroom Two

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

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

## Wet Room

Three piece suite comprising low level w.c, hand wash basin, shower, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to front aspect.

## Outside

To the front of the property, there is a well-manicured garden area with mature shrubberies offering a level of privacy to the home. A side hard standing driveway provides off-road parking and access to the garage.

Step outside to discover the terraced rear garden, laid predominately to lawn alongside patio and charming decking areas, creating the perfect outdoor haven for enjoying the fresh air. For garden enthusiasts the garden is enhanced by plant borders and mature shrubs, offering a degree of privacy to the home. Additionally, the property benefits from outside power and two sheds offering convenient storage space. The home is isolated by a brook and timber fencing encloses the boundary.

## Garage

With power, lighting, boiler access, double glazed window to rear aspect, personal door access to rear aspect and up and over door to front aspect.

## Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers 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.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/DRM116632](http://williamhbrown.co.uk/Property/DRM116632)



welcome to

## Brookside, North Elmham, Dereham

- NO ONWARD CHAIN
- Versatile 2 Bedroom Detached Bungalow
- Modern Fitted Kitchen With Integrated Appliances
- 2 Reception Rooms, Conservatory And Garden Room
- Oil Fired Central Heating And Double Glazed Windows
- Corner Plot With An Enclosed, Slopped Rear Garden
- Driveway Off-Road Parking And Garage
- Sought-After Village Location

Tenure: Freehold EPC Rating: Awaiting

**£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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM116632](http://williamhbrown.co.uk/Property/DRM116632)



Property Ref:  
DRM116632 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](http://williamhbrown.co.uk)