



Crown Road, Dereham, NR20 4AE

welcome to

Crown Road, Dereham

>> NO ONWARD CHAIN!! A 3 bedroom mid-terraced period property, occupying a non-estate position within easy walking distance of Dereham town centre. The property boasts a 22' open plan lounge/diner, fitted galley kitchen, enclosed rear garden & off road parking!



Description

We are excited to present to the market this sizeable 3 bedroom mid-terraced period property, occupying a convenient non-estate position within easy walking distance of town centre amenities, high schools, bus routes and Neatherd Moor.

In brief, the internal ground floor accommodation comprises; entrance hall, large 22' lounge/diner with built-in storage, fitted galley kitchen, inner hallway providing access to the rear garden and bathroom. This is complemented on the first floor by three good sized bedrooms.

Coupled with the accommodation, the property further benefits from gas central heating via a combi boiler and double glazed windows throughout. Outside, there is a shingle driveway providing off road parking for 2 cars, together with a well-proportioned rear garden which is privately enclosed by timber fencing.

Appealing to an assortment of buyers including downsizers, first time buyers and buy-to-let investors, internal and external viewings are a must! NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator and door opening to;

Lounge/Diner

22' 5" x 12' 8" (6.83m x 3.86m)

With wood effect flooring, built-in storage cupboard, radiators, dual aspect windows to front and rear aspects and door opening to;

Kitchen

16' 3" x 6' (4.95m x 1.83m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, plumbing available for washing machine, wall mounted boiler, tiled flooring, radiator, double glazed windows to side aspect and opening to;

Inner Hallway

With tiled flooring, radiator, double glazed external door opening to the rear garden and further door opening to;

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

First Floor Landing

With fitted carpet flooring and doors opening to all bedrooms.

Bedroom One

12' 8" max x 11' 2" (3.86m max x 3.40m)

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

Bedroom Two

10' 8" x 7' 3" (3.25m x 2.21m)

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

Bedroom Three

8' 2" x 5' 1" (2.49m x 1.55m)

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

Outside

The front of the property is approached by a shingle driveway which provides off road parking for 2 cars. A shared gated side passageway leads to the rear garden.

The generously-proportioned rear garden is laid predominately to lawn with a courtyard seating area. Within the grounds are shrub beds, a timber shed used for convenient storage space and timber fencing encloses the property.

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 right at the War Memorial. Continue along Wellington Road and into Neatherd Road. At the traffic lights, continue straight over and proceed along, bearing right at Neatherd Moor onto Crown Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Crown Road, Dereham

- NO ONWARD CHAIN
- Mid-Terraced Period Property
- Offers 3 Bedrooms Including 2 Doubles
- 22' Open Plan Lounge/Diner
- Gas Fired Central Heating And Double Glazed Windows
- Generously-Proportioned, Enclosed Rear Garden
- Driveway Parking For 2 Cars
- Walking Distance Of Dereham Town Centre Amenities

Tenure: Freehold EPC Rating: D

offers in the region of

£210,000



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:
DRM115146 - 0002

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