



Hyde Road, Dereham, NR19 1NZ

welcome to

Hyde Road, Dereham

>> PROJECT PROPERTY WITH HUGE POTENTIAL!! A 3 bedroom semi-detached house, located close by to Dereham town centre & Dereham Allotments. The property would benefit from internal & external modernisation and offers driveway parking and sizeable rear garden. NO ONWARD CHAIN!



Description

We are excited to present to the market this 3 bedroom semi-detached house, situated within a popular residential area in Moorgate, close by to local amenities, Dereham Rugby Club, Moorgate Play Park and Dereham Allotments. The property would benefit from updating and modernising to reach its full potential.

In brief, the internal ground floor accommodation comprises; entrance hall, 13' lounge, lean to, separate dining room and fitted kitchen. This is complemented on the first floor by three good sized bedrooms and the wet room. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows. To the front aspect, there is a brickweave driveway providing off road parking space, together with an enclosed garden well-stocked with mature shrubberies. To the rear, there is a sizeable rear garden, also fully enclosed.

Book your viewing today as this property will appeal to an assortment of buyers, including first time buyers, investors and downsizers alike, being offered for sale with plenty of potential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, radiator and door opening to;

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

With fitted carpet flooring, central gas fireplace, radiator, door opening to dining area and double glazed sliding doors opening to;

Lean To

8' 4" x 7' 9" (2.54m x 2.36m)

Timber construction, timber flooring, double glazed windows surrounding and double glazed sliding patio doors opening to the rear garden.

Dining Room

11' 2" x 10' 6" (3.40m x 3.20m)

A range of wall and base units with complementary rolled edge work surfaces over, fitted carpet flooring, under stairs storage cupboard, radiator, dual aspect double glazed windows to front and side aspects and opening to;

Kitchen

11' 8" x 6' 1" (3.56m x 1.85m)

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 eye-level oven, inset electric hob with extractor hood, space for fridge freezer, plumbing available for washing machine, wood effect flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

First Floor Landing

With wood effect flooring, airing cupboard, radiator, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Bedroom One

14' 2" x 11' (4.32m x 3.35m)

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

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

With wooden flooring and double glazed window to rear aspect.

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)

With fitted carpet flooring, built-in storage cupboard and double glazed window to front aspect.

Wet Room

Three piece suite comprising low level w.c, hand wash basin, shower, vinyl flooring, radiator and double glazed window to side aspect.

Outside

The front of the property is approached by a brickweave driveway providing off road parking. The remainder of the front is laid to lawn and well-stocked with mature shrubberies.

The enclosed rear garden is laid to patio and shingle, together with numerous mature shrubberies, storage shed and outbuilding.

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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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 down Church Street, follow the road around to the left and past Bishop Bonners Cottage. Continue along, follow the road around at the sharp left hand bend and at the t-junction, turn right onto Baxter Row. Proceed along this road and at the next sharp left hand bend, turn right onto Moorgate Road. Bear around to the left and take the left hand turn into Hyde Road. The property can be found on the right hand side.



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welcome to

Hyde Road, Dereham

- 3 Bedroom Semi-Detached House - NO ONWARD CHAIN
- 2 Reception Rooms
- Fantastic Opportunity To Update And Modernise
- Gas Fired Central Heating, Double Glazed Windows And Solar Panels
- Front And Rear Gardens
- Driveway Off Road Parking
- Situated Within Easy Reach Of Town Centre Amenities, Moorgate Play Park And Dereham Allotments

Tenure: Freehold EPC Rating: C

guide price

£190,000 - £200,000



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:
DRM116660 - 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.



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