



Northgate, Dereham, NR19 2EU

welcome to

Northgate, Dereham

A well-presented 3 bedroom semi-detached house, occupying an edge of town position, still offering easy reach to local amenities and facilities. The property boasts a welcoming lounge, fitted kitchen, cloakroom/utility room, ample off-road parking and a private split-level rear garden!



Description

We are excited to present to the market this 3 bedroom semi-detached house, located within a popular residential area within easy reach of local amenities, facilities, schools and bus routes.

In brief, the internal ground floor accommodation comprises; entrance hall, lounge with open fireplace, inner hallway with access to the rear garden, fitted kitchen with space for appliances and a cloakroom/utility room. This is complemented on the first floor by the principal bedroom with built-in storage, two further bedrooms with further built-in storage to bedroom three, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property is approached by a large driveway providing ample off-road parking for several vehicles, together with a private split-level rear garden which offers multiple storage sheds and backs onto allotments.

This property is ideal for an assortment of buyers, internal and external viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing and door opening to;

Lounge

10' 11" x 16' 1" (3.33m x 4.90m)

With fitted carpet flooring, open fireplace with exposed wooden beam above, radiator, double glazed window to front aspect and door opening to;

Inner Hallway

With tiled flooring, under stairs storage cupboard, doors opening to kitchen and cloakroom/utility with further double glazed external door opening to the side aspect.

Kitchen

12' 1" x 11' 6" (3.68m x 3.51m)

A range of wall and floor mounted units with complementary rolled edge work surfaces and upstands over, inset stainless steel sink with mixer tap, built-in electric oven with splashback and extractor hood over, space for dishwasher, space for fridge freezer, cupboard housing boiler, tiled flooring, radiator and double glazed window overlooking the rear aspect.

Cloakroom/Utility Room

Two piece suite comprising low level w.c, pedestal hand wash basin, fitted shelves and storage cupboard, space for washing machine and tumble dryer, tiled splashbacks, tiled flooring, spotlights and double glazed obscure glass window to rear aspect.

First Floor Landing

With fitted carpet flooring, radiator and doors opening to all bedrooms and family bathroom.

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

With fitted carpet flooring, built-in storage cupboard, radiator and double glazed window overlooking the rear aspect.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

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

Bedroom Three

7' 3" x 7' 7" (2.21m x 2.31m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, part tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a large shingle driveway which provides ample off-road parking for several vehicles. Low level brick wall and fencing partially encloses the home and plant borders add natural greenery to the home. Gate access leads to the rear garden.

Stepping out to the enclosed, split-level rear garden, you are greeted by a small shingle area, offering space for outside entertaining. The remainder of the rear is laid to lawn and patio, further featuring a variety of plant beds and mature shrubberies which privately enclose the home. Convenient storage space is provided by two brick built sheds and a timber shed.

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 right at the War Memorial onto Wellington Road. Continue along and take the left hand turn into Kings Road. Proceed out of town and onto Cemetery Road. This road becomes Northgate and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/DRM116683



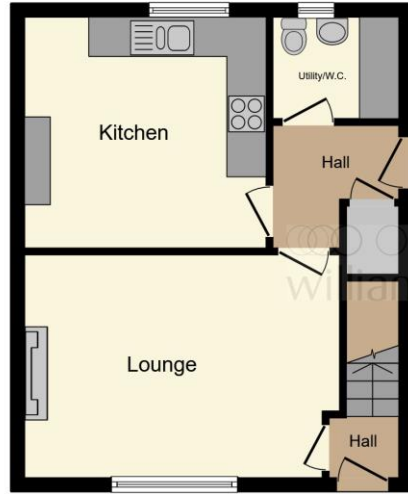
welcome to

Northgate, Dereham

- 3 Bedroom Semi-Detached House
- Inviting Lounge With Open Fireplace
- Fitted Kitchen And Bathroom
- Ground Floor Cloakroom/Utility Room
- Gas Fired Central Heating And Double Glazed Windows
- Split-Level Rear Garden, Backing Onto Allotments
- Ample Off-Road Parking
- Non-Estate, Edge Of Town Position

Tenure: Freehold EPC Rating: Awaited

£230,000



Ground Floor



First Floor

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/DRM116683



Property Ref:
DRM116683 - 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