



**Oak Road, Dereham, NR20 3GQ**



**welcome to**

**Oak Road, Dereham**

>> VIEW NOW!! A well-presented 3 bedroom semi-detached house, located within this sought-after development, in easy reach of local amenities. Boasting a modern fitted kitchen, master en suite, welcoming lounge with doors opening to an attractive, low maintenance garden, driveway parking & garage!



## Description

We are delighted to welcome to the market this beautifully presented 3 bedroom semi-detached house, situated within the popular Etling Grove development.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, modern fitted kitchen and lounge with French doors opening to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower, two further bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and UPVC double glazed windows throughout. Outside, there is an enclosed, low maintenance rear garden, together with off-road parking for two vehicles and a garage.

Appealing to an assortment of buyers, internal viewing is strongly recommended to fully appreciate the accommodation and location offered for sale!

## The Accommodation

### Entrance Hall

UPVC double glazed entrance door to front aspect, wood effect flooring, stairs rising to first floor landing, under-stair storage cupboard, radiator and doors opening to all ground floor rooms.

### Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring and radiator.

### Kitchen

11' 7" x 9' 9" ( 3.53m x 2.97m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven with inset gas hob and concealed extractor, space for free standing fridge/freezer, plumbing available for dishwasher and washing machine, wood effect flooring, radiator and UPVC double glazed window to front aspect.



**view this property online** [williamhbrown.co.uk/Property/DRM116748](http://williamhbrown.co.uk/Property/DRM116748)



### Lounge

15' 1" x 9' 9" ( 4.60m x 2.97m )

With wood effect flooring, television point, radiator and UPVC double glazed French doors with side panels opening to the rear garden.

### First Floor Landing

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

### Master Bedroom

10' 8" x 9' 7" ( 3.25m x 2.92m )

With fitted carpet flooring, built-in wardrobes, television point, radiator, UPVC double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and UPVC double glazed obscure glass window to front aspect.

### Bedroom Two

10' 1" x 8' 1" ( 3.07m x 2.46m )

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

### Bedroom Three

10' 2" x 6' 7" ( 3.10m x 2.01m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring and radiator.

### Outside

To the front of the property, there is a small lawned area with mature hedging providing a level of privacy, together with a paved patio pathway leading to the main entrance.

The enclosed rear garden is laid mainly to astro-turf for ease of maintenance, together with a paved patio seating area and decking area, perfect for entertaining friends and family in the spring and summer evenings. Gate access leads to the driveway

which provides off road parking for two vehicles and access to the garage.

### Garage

With power, light, boarded roof and up and over door to front.

### Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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.

### Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

### directions to this property:

From William H Brown Dereham office, proceed through the market place bearing right at the War Memorial onto Wellington Road. Continue onto Neatherd Road and at the traffic lights continue straight over. Bear right at Neatherd Moor onto Crown Road, proceed to the far end and take the left hand turn onto Norwich Road. Continue along this road and take the left hand turn into Hornbeam Drive, just before Aldiss Park football club, and proceed into Oak Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.

welcome to

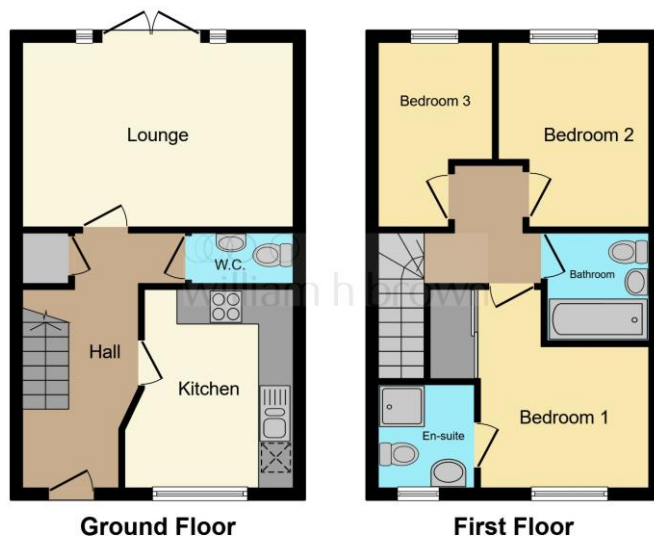
## Oak Road, Dereham

- Modern 3 Bedroom Semi-Detached House
- Ground Floor Cloakroom & First Floor Family Bathroom
- Master Bedroom En Suite
- Gas Fired Central Heating & UPVC Double Glazed Windows
- Enclosed & Low Maintenance Rear Garden
- Off Road Parking & Garage
- Popular Location, Close To Local Amenities
- Viewings Advised!!

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**



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

**view this property online** [williamhbrown.co.uk/Property/DRM116748](http://williamhbrown.co.uk/Property/DRM116748)



Property Ref:  
DRM116748 - 0006

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



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**