



Blackberry Close, Dereham, NR20 3TB

welcome to

Blackberry Close, Dereham

Three double bedroom detached bungalow with double garage, pleasant garden, two reception rooms and bathrooms and superbly presented throughout. Not to be missed.



Description

William H Brown are pleased to offer a stunning, well positioned, Norfolk Home built three detached bungalow. Presented in excellent order throughout, this property benefits from underfloor heating throughout and has three double bedrooms with built-in wardrobes, a living room and separate dining room which opens onto the garden, a modern fitted kitchen with utility room. There is an en-suite shower room and a family bathroom. Outside, the property benefits from a double garage with electric roller doors, and driveway parking to the front whilst at the rear is a good sized garden with patio area, lawn, shrubs and a shed. Being offered in fantastic condition on a cul-de-sac in a sought after area in the popular town of Dereham, this bungalow will suit downsizers, retirees and families alike. Not to be missed.

Accommodation

The property sits proudly on the cul-de-sac and has a brick-weaved driveway leading to the double garage, and a pathway to the double glazed door into

Entrance Hall

Side window panel to front, storage cupboard, airing cupboard, loft access. Smooth ceiling and coving. Doors to all rooms.

Living Room

18' 5" x 12' 1" (5.61m x 3.68m)
Feature gas fireplace, smooth ceiling and coving, double glazed bay window to front access. Archway to

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)
With double glazed double doors into the garden, smooth ceiling and coving. Door to

Kitchen

12' x 9' (3.66m x 2.74m)
Modern fitted kitchen with a range of wall and base units having work surfaces over. Inset 1.5 bowl sink and drainer, inset gas hob, built-in electric eye-level double oven, integrated dishwasher, breakfast bar smooth ceiling and coving double glazed window to rear aspect, door to

Utility Room

6' 4" x 5' (1.93m x 1.52m)
Fitted with a range of wall and base units having work surfaces over, inset sink and drainer, space for fridge freezer, tiled flooring, double glazed door to rear aspect.

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)
Double glazed window to rear aspect, smooth ceiling and coving, built in wardrobe, door to

En-Suite Shower Room

Three piece suite comprising low level WC, wash hand basin set into a vanity unit and shower cubicle. Heated towel rail, shaver point, extractor fan. Tiled flooring

Bedroom Two

12' 5" x 9' 2" (3.78m x 2.79m)
Double glazed window to front aspect, smooth ceiling and coving, built in wardrobe.

Bedroom Three

12' 5" x 9' 9" (3.78m x 2.97m)
Double glazed window to front aspect, smooth ceiling and coving, built in wardrobe.

Bedroom Three

12' 5" x 9' 9" (3.78m x 2.97m)
Double glazed window to front aspect, smooth ceiling and coving, built in wardrobe.

Bathroom

Three piece bathroom suite comprising low level WC, hand wash basin set into a vanity unit and panel bath. Tiled floor. Double glazed window to side aspect.

Rear Garden

Patio adjoining the property and accessed via the dining area and utility. Fully enclosed and laid to lawn with a variety of flowers, shrubs and trees. Storage shed with power and lighting, side access to front.

Double Garage

Two electric roller doors, power and lighting, eaves storage, door to garden.



view this property online williamhbrown.co.uk/Property/DRM116749



welcome to

Blackberry Close, Dereham

- Detached Bungalow
- Three Double Bedrooms with Built-in Wardrobes
- Two Reception Rooms
- Kitchen, Utility Room, En-Suite and Family Bathroom
- Double Garage with Electric Roller Doors
- Lovely Rear Garden with Shed
- Popular Norfolk Homes Developer
- Driveway Parking

Tenure: Freehold EPC Rating: C

£450,000



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/DRM116749



Property Ref:
DRM116749 - 0003

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