

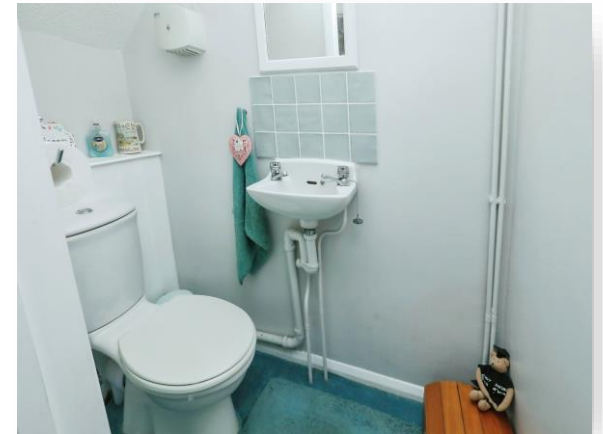


Shipdham Road, Dereham, NR19 1JL

welcome to

Shipdham Road, Dereham

Substantial semi-detached house offers ample reception space and four bedrooms. Accommodation comprises sitting room, dining room, kitchen and cloakroom with four bedrooms and family bathroom. Enclosed garden space and off road parking and garage completes this property.



Description

Situated in the popular market town of Dereham is this spacious four bedroom semi-detached family home. The property offers ample accommodation with a sitting room with double doors to the rear offering the opportunity for the outside to come in especially in the evening hours, kitchen with fitted appliances, separate dining area which again offers the double doors to the rear and downstairs cloakroom. To the first floor there are four bedrooms, two double bedrooms and two further bedrooms with storage cupboards and family bathroom with three piece suite.

To the outside of the property there is a fully enclosed garden area which is laid with lawn with a variety of mature shrubs and trees. There is a patio seating area which benefits from an electric retracting awning offering the perfect space for entertaining and al-fresco dining and door access to the garage and a gate giving access to the front. The approach of the property there is ample off road parking with adjacent garden area laid with lawn.

The Accommodation

The property has a good sized brick-weaved driveway with a pretty lawned and shrubbed area. There is access to the garage and a double glazed external entrance door opening to;

Entrance Hall

Double glazed door to front, fitted carpet, radiator, stairs to first floor landing, storage cupboard

Cloakroom

Two piece suite, low level W.C., wall hung hand wash basin, fitted carpet

Lounge

17' x 15' (5.18m x 4.57m)

Spacious room with fitted carpet, radiator, double glazed window to front, double glazed sliding door to rear allowing the outside in with garden views. Door into

Dining Room

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed sliding door into the garden, radiator, fitted carpets. Archway to

Kitchen

12' x 9' (3.66m x 2.74m)

Range of wall and base level units, complementary rolled edged work surfaces, inset sink, inset gas hob, built in electric eye level oven, built in fridge and freezer, built in washing machine, space and plumbing for dishwasher space for tumble dryer, wood effect flooring, double glazed window to front, double glazed door to side, door to entrance hall.

First Floor Landing

Stairs from entrance hall. Spacious landing with fitted carpet, loft access, airing cupboard with hot water tank, double glazed window to front

Bedroom 1

12' 3" x 11' 7" max (3.73m x 3.53m max)

Fitted carpet, radiator, double glazed window to front x 2

Bedroom 2

13' x 9' 1" (3.96m x 2.77m)

Fitted carpet, radiator, double glazed window to rear

Bedroom 3

8' 4" x 6' 8" (2.54m x 2.03m)

Fitted carpet, radiator, double glazed window to rear, storage cupboard

Bedroom 4

8' 5" x 7' (2.57m x 2.13m)

Fitted carpet, radiator, double glazed window to front, storage cupboard

Family Bathroom

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath with shower over, wood effect flooring, heated towel rail, double glazed window to rear

Rear Garden

To the outside of the property there is a fully enclosed garden area which is laid with lawn with a variety of mature shrubs and trees. There is a patio seating area which benefits from an electric retracting awning offering the perfect space for entertaining and al-fresco dining, a gate giving access to the front and a door into the

Garage

17' 1" x 8' 8" (5.21m x 2.64m)

Power and lighting, and over roller door with electric remote control.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Shipdham Road, Dereham

- Semi Detached Family Home
- Offers 4 Bedrooms
- Spacious Reception Rooms
- Gas Heating And Double Glazed Windows
- Enclosed Garden Area with Retracting Awning
- Off-Road Parking and Garage
- Popular, Non-Estate Location

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



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:
DRM116713 - 0004

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