



Shipdham Road, Dereham, NR19 1NN

welcome to

Shipdham Road, Dereham

Distinctive Corner Position! A 3 bedroom detached house, situated within easy reach of Toftwood's amenities & facilities. Offering charming features throughout, fitted kitchen/breakfast room with integrated appliances, utility room, private rear garden, ample parking & garage/workshop. View now!!



Description

We are extremely pleased to welcome to the market this well-presented 3 bedroom detached family-sized house, occupying a distinctive corner position along this sought-after road in Toftwood. Located close by to local amenities, schools, bus routes and A47 routes.

In brief, the internal ground floor accommodation comprises; spacious entrance hall, formal dining area, cosy lounge with central log burner - perfect for the winter months, charming yet modern fitted kitchen/breakfast room with integrated appliances and separate utility room. This is complemented on the first floor by three bedrooms, of which two of the bedrooms offering feature fireplaces and built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a privately enclosed rear garden laid to lawn and patio with a variety of mature shrubberies, together with a generous shingle driveway providing off-road parking and access to the long garage/workshop.

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

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, under stair storage cupboard, radiator and door opening to;

Dining Area

12' 5" x 11' 1" (3.78m x 3.38m)

With wood effect flooring, radiator, double glazed window to rear aspect, door opening to kitchen and archway opening to;

Lounge

12' 7" x 12' 3" (3.84m x 3.73m)

With wood effect flooring, central log burner with tiled hearth and brick surround, built-in storage cupboard, radiator and double glazed window to front aspect.

Kitchen/Breakfast Room

14' 9" x 10' 7" (4.50m x 3.23m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset butler sink with stainless mixer tap, tiled splashbacks, space for double gas cooker, integrated dishwasher, integrated fridge freezer, breakfast bar, tiled flooring, plinth heater, inset ceiling spotlights, dual aspect double glazed windows to side aspects, double glazed external door opening to the rear garden and double doors opening to;

Utility Room

6' 3" x 6' (1.91m x 1.83m)

A range of floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for washing machine and tumble dryer, tiled flooring, radiator and double glazed window to side aspect.

First Floor Landing

With fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

With fitted carpet flooring, feature fireplace, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two

12' 3" x 10' 2" (3.73m x 3.10m)

With fitted carpet flooring, central feature fireplace, built-in wardrobe, radiator and dual aspect double glazed windows to front and side aspects.

Bedroom Three

9' 4" x 9' 2" (2.84m x 2.79m)

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

Bathroom

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

Outside

Stepping out to the rear, there is a privately enclosed garden, well-stocked throughout and offering space for outside entertaining, dining and relaxing. The garden is laid predominately to lawn with paved patio seating areas, together with a range of mature shrubberies and storage shed. Low level brick wall and hedging encloses the property boundaries, gate access leads to the side aspect where you will find off-road parking, and a personal door leads to the detached garage/workshop.

To the side of the property, you will find a shingle driveway which provides ample off-road parking and access to the detached garage/workshop.

Garage/Workshop

With power, lighting, workshop space to the rear, dual aspect window to side and rear aspects, double doors to side and up and over door to front.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, 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.



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welcome to

Shipdham Road, Dereham

- 3 Bedroom Detached House, Offering A Prominent Corner Plot
- Fitted Kitchen/Breakfast Room With Integrated Appliances
- Separate Utility Room
- Open-Plan Lounge/Dining Area
- Gas Fired Central Heating And Double Glazed Windows
- Privately Enclosed, Sizeable Rear Garden
- Ample Off-Road Parking And Spacious Garage/Workshop
- Non-Estate, Popular Location

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



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:
DRM116807 - 0003

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