



Norwich Road, Dereham, NR20 3AR

welcome to

Norwich Road, Dereham

>> CHARACTER FEATURES - MUST VIEW! A sizeable 2 double bedroom end-terraced house, located within walking distance of Dereham town centre. Boasting a versatile loft room, modern fitted kitchen, utility room, 4 piece bathroom, inviting rear garden, driveway parking & much more!!



Description

We are extremely pleased to present to the market this deceptively spacious 2 double bedroom end-terraced house, offering a popular non-estate position just walking distance of Dereham town centre amenities, facilities and bus routes.

In brief, the internal ground floor accommodation comprises; entrance hall, dining area with open plan access to the bay-fronted lounge with central fireplace, modern fitted kitchen with integrated appliances and separate utility room. This is complemented on the first floor by two great sized bedrooms and the contrasting family bathroom. A paddle staircase leads to the versatile loft room with Velux windows which add natural lighting.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a shingle driveway offering off road parking space, together with a spacious rear garden featuring sprawling lawn, patio areas and mature shrubberies which create the perfect outdoor haven.

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

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With mosaic tiled flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, door opening to kitchen and further door opening to;

Dining Area

11' 4" x 9' 9" (3.45m x 2.97m)

With fitted carpet flooring, radiator, double glazed window to rear aspect and brick archway opening to;

Lounge

14' 10" x 11' 4" (4.52m x 3.45m)

With fitted carpet flooring, central fireplace with decorative surround, radiators and double glazed bay window to front aspect.

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)

A contrasting range of wall and base units with complementary rolled edge work surfaces over, inset double butler sink, tiled splashbacks, built-in electric eye-level double oven, inset electric hob with splashback and extractor hood, integrated fridge freezer, vinyl flooring, radiator, double glazed window to side aspect and opening to;

Utility Room

7' 7" x 4' 6" (2.31m x 1.37m)

With vinyl flooring, space for washing machine, radiator and double glazed external door opening to the rear garden.

First Floor Landing

With fitted carpet flooring, stairs rising to loft room and doors opening to both bedrooms and bathroom.

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m)

With fitted carpet flooring, feature fireplace, radiator and double glazed windows to front aspect.

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

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

Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, roll top bath, walk-in shower, decorative tiled splashbacks, wooden flooring, built-in storage cupboard, cupboard housing boiler, radiator and double glazed obscure glass window to side aspect.

Loft Room

14' 4" x 11' 9" (4.37m x 3.58m)

With fitted carpet flooring and Velux windows to rear aspect.

Outside

To the front of the property, there is a shingle driveway providing off road parking space, together with mature hedges which partially enclose the property, plant beds and side pathway leading to the rear garden.

Stepping out to the rear, the generously-proportioned garden is laid predominately to lawn with an inviting paved patio seating area, perfect for outdoor entertaining and relaxing. Together, the well-stocked gardens boasts numerous shrub beds, raised flower beds and brick built storage shed. Situated further back is the raised decking area comprising the summer house. The property is fully enclosed by mature trees, brick wall and timber fencing which creates a level of privacy and security to the home.

Agents Note

There is a easement on the title, please enquire with the branch.

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.



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welcome to

Norwich Road, Dereham

- GUIDE PRICE £220,000 - £240,000
- Charming 2 Bedroom End-Terraced House
- Versatile Loft Room
- Modern Fitted Kitchen + Separate Utility
- Open Plan Lounge/Diner
- Spacious, Private Rear Garden
- Shingle Driveway Parking
- Well-Regarded Location, Close To Amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£220,000 - £240,000



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



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Property Ref:
DRM116860 - 0007

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