



**London Road, Dereham, NR19 1AF**

**welcome to**

**London Road, Dereham**

>> Stones Throw Away From Town Centre!! A beautifully presented mid-terraced cottage, offering modern living accommodation throughout. Boasting an open-plan 21' lounge/diner, modern fitted kitchen, separate utility, conservatory, enclosed rear garden & off-road parking!



## Description

We are delighted to present to the market this 3 double bedroom mid-terraced cottage, located within easy walking distance of Dereham town centre amenities, facilities and bus routes.

Offering neutral decor throughout, the internal ground floor accommodation comprises; entrance porch, open-plan dual aspect lounge/dining room, inner hallway with stairs rising to first floor landing, modern fitted kitchen with space for appliances, versatile utility room which can be used as a study, and the conservatory. This is complemented on the first floor by three great sized bedrooms and the stylish bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and some double glazed windows. Outside, there is an enclosed rear garden with space for outside entertaining, together with off-road parking space to the rear of the home.

Internal viewing is absolutely essential!

## The Accommodation

Double glazed external entrance door opening to;

## Entrance Porch

Fitted carpet flooring and door opening to;

## Lounge/Dining Room

21' 4" x 9' 8" ( 6.50m x 2.95m )

Fitted carpet flooring, two radiators, double glazed windows to front and side aspects and openings to;

## Inner Hallway

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard and doors opening to all remaining ground floor rooms.

## Kitchen

11' 1" x 8' 9" ( 3.38m x 2.67m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric double cooker, space for free standing fridge freezer, space and plumbing available for dishwasher and washing machine, wood effect flooring and double glazed window to rear aspect.

## Utility Room

7' 3" x 5' 2" ( 2.21m x 1.57m )

Wood effect flooring and window to rear aspect.

## Conservatory

10' 6" x 8' 3" ( 3.20m x 2.51m )

UPVC and brick build with double glazed windows surrounding and double glazed external door opening to the rear garden.

## First Floor Landing

Fitted carpet flooring, built-in storage cupboard, window to rear aspect and doors opening to all bedrooms and bathroom.

## Bedroom One

11' 3" x 8' 3" ( 3.43m x 2.51m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

## Bedroom Two

11' 2" x 8' 9" ( 3.40m x 2.67m )

Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspects.

## Bedroom Three

9' 6" x 9' ( 2.90m x 2.74m )

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

## Bathroom

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

## Outside

The rear garden is laid predominately to lawn with a paved patio seating area and decking space, perfect for outside entertaining and dining. Further seating space is provided by the enclosed patio area which also provides access to the timber storage shed. Timber fencing surrounds the home for privacy and gate access leads to the rear parking space.

## 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.

## directions to this property:

From William H Brown Dereham office, proceed down Church Street and follow the road around to the left past Bishop Bonners Cottage and bear onto Mary Unwin Road. Continue along and at the t-junction, turn left onto Baxter Row. At the mini round-a-bout, turn right into London Road and proceed over the next mini round-a-bout and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

## London Road, Dereham

- Lovely 3 Bedroom Mid-Terraced Cottage
- Well-Presented Throughout
- Open-Plan 21' Lounge/Dining Room
- Modern Fitted Kitchen And Bathroom
- Cosy Conservatory
- Privately Enclosed Rear Garden
- Off-Road Parking To Rear
- Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: D

offers in excess of  
**£250,000**



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:  
DRM114301 - 0003

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