



Norwich Road, Dereham, NR20 3AU

welcome to

Norwich Road, Dereham

>> Prominent, Non-Estate Position! A beautifully presented, sizeable 4 bedroom link-detached house, located close by to Dereham town centre. Boasting 2 reception rooms, modern kitchen/breakfast room, utility room, en suite facilities, well-maintained rear garden, generous parking & single garage!



Description

We are extremely pleased to welcome to the market this 4 bedroom link-detached family home, presented in fantastic decorative order throughout and offering a sought-after position within Dereham. The property further enjoys local amenities, schools, bus routes and A47 routes within close proximity.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to first floor landing, further hallway which opens to remaining rooms, cloakroom w.c, 16' lounge with central fireplace, formal dining room, modern fitted kitchen/breakfast room and separate utility room. This is complemented on the first floor by the master bedroom with en suite shower room, three further good-sized bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, ample off-road parking is provided by a hard standing driveway and shingle driveway which lead to the single garage, together with a generously-proportioned rear garden offering the perfect space for outside entertaining and dining.

A full and early internal inspection is highly recommended to appreciate the accommodation on offer!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, door opening to lounge and further door opening to;

Inner Hallway

Wood effect flooring, doors opening to remaining ground floor rooms.

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

Wood effect flooring, central fireplace with brick hearth and brick surround, radiator and double glazed window to front aspect.

Dining Room

13' 7" x 8' 4" (4.14m x 2.54m)

Wood effect flooring, radiator and double glazed window to rear aspect.

Kitchen/Breakfast Room

11' 2" x 10' 3" (3.40m x 3.12m)

A comprehensive range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink with tap over, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, high gloss tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Utility Room

Fitted units with complementary rolled edge work surfaces over, plumbing for washing machine and double glazed window to side aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

13' 6" x 10' 8" (4.11m x 3.25m)

Fitted carpet flooring, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Bedroom Two

11' x 9' 4" max (3.35m x 2.84m max)

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

Bedroom Three

11' x 7' 8" (3.35m x 2.34m)

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

Bedroom Four

8' 9" x 8' 1" (2.67m x 2.46m)

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

Family Bathroom

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

Outside

The property is approached from the road by a hard standing driveway, providing off-road parking and access to the single garage. Adjacent to the hard standing driveway is a shingle driveway offering further parking space for the whole family. Timber fencing and mature hedging shield the property from the road and a paved pathway leads to the main entrance.

Stepping out to the rear, you are greeted by a well-proportioned garden laid predominantly to sprawling lawn, together with a paved patio seating area, ideal for outside entertaining throughout the warmer months of the year. Attractive plant borders surround the garden, a timber shed offers convenient storage space and timber fencing fully encloses the home for privacy.

Garage

With power, lighting and up and over doors to both aspects.



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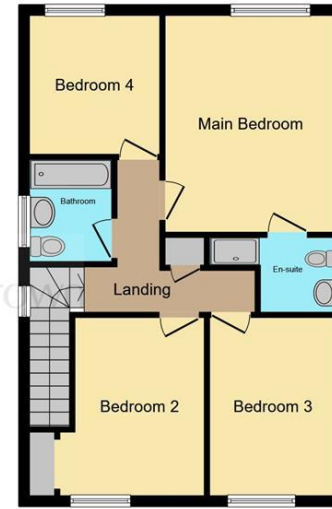
welcome to

Norwich Road, Dereham

- Spacious 4 Bedroom Link-Detached House
- Modern Fitted Kitchen/Breakfast Room
- Offers 2 Reception Rooms
- Separate Utility Room
- Master Bedroom En Suite
- Generously-Proportioned, Enclosed Rear Garden
- Ample Off-Road Parking And Garage
- Easy Walking Distance To Dereham Town Centre

Tenure: Freehold EPC Rating: D

£400,000



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116753 - 0002

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