



School Lane, Dereham, NR19 1LS

welcome to

School Lane, Dereham

A spacious 2 double bedroom non estate detached bungalow on a generous plot. A modern kitchen/dining room, conservatory with versatile office room, south facing garden. Ample off road parking & garage; all within easy walking distance of schools, Dereham and Norwich bus routes and amenities.



Description

We are delighted to present to the market this extremely well-proportioned detached bungalow which has undergone a programme of refurbishment by the current owners. The property sits on a generous sized plot with extensive off-road parking and easy walking distance of Toftwood amenities and facilities.

In brief, the internal accommodation comprises; entrance hall, cloakroom w.c, inviting dual aspect lounge, modern fitted kitchen/dining room with built-in storage. Lobby-area which leads to the conservatory with convenient office space, two double bedrooms and shower room.

Coupled with the accommodation, the property further benefits from combi-boiler gas fired central heating, double glazed windows, panels and water softener. Externally, the property benefits from a large shingle driveway which provides ample off-road parking for multiple vehicles and access to the single garage. To the rear, there is a privately enclosed south-facing rear garden laid to sprawling lawn and offers an ideal pergola area, seating space for outside entertaining within the warmer months of the year.

A full internal inspection is essential to fully appreciate the accommodation, quality and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, store cupboard, radiator, doors opening to lounge, kitchen/dining room, both bedrooms, shower room, cloakroom.

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring and double glazed obscure glass window to rear aspect.

Lounge

12' 11" x 10' 11" (3.94m x 3.33m)

Fitted carpet flooring, decorative fireplace with tiled hearth, radiator and dual aspect double glazed windows to front and side aspects.

Kitchen/Dining Room

19' 10" x 12' 11" (6.05m x 3.94m)

Modern fitted kitchen with a range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset gas hob with splashback and extractor hood over, space for fridge freezer, space for dishwasher, wood effect flooring and double glazed window to rear aspect.

The remaining space is used for dining and desk/work area with wood effect flooring, built-in airing cupboard housing combi boiler, storage cupboards, radiator, double glazed window to side aspect and double glazed door opening to;

Lobby Area

Wood effect flooring, double glazed window to side aspect, double glazed external entrance door opening to the front aspect and further door opening to;

Conservatory

13' 2" x 6' 4" (4.01m x 1.93m)

UPVC build with carpet flooring, space for washing machine and tumble dryer, double glazed windows to side and rear aspects, double glazed patio doors opening to the rear garden and opening to;

Office Space

Fitted carpet flooring and double glazed window to rear aspect.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

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

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, corner shower cubicle, part tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road and approached by a large shingle driveway which provides ample off-road parking and access to the single garage. A variety of plant beds and mature shrubberies enhance the frontage and offer a touch of greenery.

Stepping out to the generously-proportioned rear, the garden is laid predominantly to sprawling lawn with a large patio area enjoying a pergola for sheltered seating space. The garden is enhanced by plant beds, mature trees, fruit trees and greenhouse, perfect for keen gardeners. convenient storage is provided by a timber storage shed (with power & lighting) and a further tool shed. The garden is enclosed by timber fencing for security and privacy.

Garage

With power, lighting 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 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:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the third left hand turn into School Lane. Continue to just after the Boyd Ave turning 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

School Lane, Dereham

- Refurbished 2 Bedroom Detached Bungalow With Solar Panels
- Contemporary Style Kitchen/Dining Room
- Welcoming, Dual Aspect Lounge
- Cloakroom W.C And Shower Room
- Conservatory With Office Space
- Privately Enclosed, South-Facing, Spacious Rear Garden
- Extensive Off-Road Parking And Garage
- Non-Estate Sizeable Plot Within Toftwood, Close To Bus Route & Amenities

Tenure: Freehold EPC Rating: B



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

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116837 - 0003

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