



**Sheddick Court, Dereham, NR19 2DT**

**welcome to**

**Sheddick Court, Dereham**

>> Substantial & Versatile Home!! An immaculate 4 bedroomed residence, located within a well-regarded development close to Dereham town centre. The home sits on a desirable plot with 2 reception rooms, garden room, well-manicured garden, parking & detached garage!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiators, archway leading to bedroom 4/snug and doors opening to lounge, kitchen and shower room.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled flooring, heated towel rail and double glazed obscure glass window to front aspect.

### Bedroom Four/Snug

11' 9" x 8' 10" ( 3.58m x 2.69m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to side aspect.

### Lounge

17' 4" x 11' 11" ( 5.28m x 3.63m )

Wood effect flooring, multi fuel burner with tile hearth, radiator, double glazed windows to rear aspect and double doors opening to;

### Garden Room

15' 1" x 13' 6" ( 4.60m x 4.11m )

Brick and timber build with tiled flooring, wall lights, two radiators, double glazed windows and double glazed external door opening to the rear garden.

### Kitchen

13' 11" x 12' ( 4.24m x 3.66m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for gas double cooker, tiled splashback, cooker hood over, space for free standing fridge freezer, space for dishwasher, tiled flooring, inset ceiling spotlights, under-cabinet lighting, vertical radiator, double glazed window to side aspect, door opening to utility room and archway opening to;

### Dining Room

13' 9" x 10' 10" ( 4.19m x 3.30m )

Wood effect flooring, radiator and dual aspect double glazed windows to front and side aspects.

### Utility Room

10' 2" x 9' 3" ( 3.10m x 2.82m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for washing machine and tumble dryer, wall mounted boiler, tiled flooring, double glazed dual aspect windows to side and rear aspects, double glazed external door to side aspect and archway opening to;

### Rear Lobby

Tiled flooring, radiator, double glazed window to side aspect, double glazed external door opening to the side aspect and further door opening to;

### Cloakroom

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

### First Floor Landing

Fitted carpet flooring, large storage cupboard, radiator, Velux window and doors opening to all bedrooms and family bathroom.

### Principal Bedroom

13' x 10' ( 3.96m x 3.05m )

Fitted carpet flooring, dressing area with built-in wardrobes, radiators, dual aspect double glazed windows to side aspects and port hole window to rear aspect.

### Bedroom Two

13' 5" x 8' 8" ( 4.09m x 2.64m )

Fitted carpet flooring, built-in wardrobes, eaves storage, radiator and double glazed windows to front and side aspects.

### Bedroom Three

11' 10" x 5' 11" ( 3.61m x 1.80m )

Fitted carpet flooring, eaves storage, radiator and Velux window.

### Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, corner bath, walk-in shower cubicle, part tiled walls, shaver point, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### Outside

This charming property sits on a large plot and is approached by a large shingle driveway which offers ample off-road parking and access to the detached single garage. The remainder of the front offers shrub beds and trees which offer a touch of greenery to the frontage. A large stylish gate leads to the wrap-around garden space.

Step outside to discover the generously sized garden plot, featuring a sprawling lawn with charming patio areas, ideal for outside entertaining, dining and relaxing within the warmer months of the year. This private garden is enclosed by stone walling and mature shrubberies which offers privacy and defines the property's boundary. Convenient storage is provided by a brick-built shed accessed next to the detached garage.

### Garage

With power, lighting, double glazed window to rear aspect, personal door access to side aspect and electric roller door to front aspect.

### Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



**view this property online** [williamhbrown.co.uk/Property/DRM116531](http://williamhbrown.co.uk/Property/DRM116531)



welcome to

## Sheddick Court, Dereham

- Spacious 4 bedroomed detached residence
- 2 reception rooms + 15' garden room
- Well-appointed kitchen and dining room
- Large utility room
- Downstairs shower room
- A large and private enclosed rear garden
- Sought-after development
- Close to town centre

Tenure: Freehold EPC Rating: C

offers over

**£425,000**



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

view this property online [williamhbrown.co.uk/Property/DRM116531](http://williamhbrown.co.uk/Property/DRM116531)



Property Ref:  
DRM116531 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**