



**Windmill Avenue, Dereham, NR20 3BE**



**welcome to**

**Windmill Avenue, Dereham**

Corner Plot, Cul-De-Sac Position! A well-presented 3 bedroom detached chalet style property, occupying a fantastic position within this well-regarded development in Dereham. This versatile home boasts a fitted kitchen, 21' lounge, conservatory, well-manicured rear garden, driveway, garage & more!



## Description

We are excited to present to the market this delightful 3 bedroom detached chalet style property, occupying a corner plot position within a peaceful cul-de-sac. The home sits on a slightly elevated plot and is located within easy reach of Dereham's amenities, facilities, schools, bus routes and A47 routes.

Briefly, the internal ground floor accommodation comprises; entrance hall, welcoming 21' lounge with central fireplace, conservatory overlooking views of the rear garden, fitted kitchen with space for appliances, bedroom three with versatile use as a dining room, shower room and separate cloakroom w.c. This is complemented on the first floor by two double bedrooms, both offering eaves storage space.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property is approached by a hard standing driveway which provides off-road parking and access to the garage, together with a privately-enclosed rear garden, well-maintained throughout and backing onto mature shrubbery.

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

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, doors opening to lounge, kitchen, dining room/bedroom 3, shower room and w.c.

### Lounge

21' 2" x 11' 5" ( 6.45m x 3.48m )

Fitted carpet flooring, central gas fireplace with tiled hearth, two radiators, double glazed window to front aspect, door opening to kitchen and further door opening to;

## Conservatory

13' 4" x 7' 3" ( 4.06m x 2.21m )

Fitted carpet flooring, radiator, double glazed windows to side and rear aspects, double glazed external door opening to the rear garden and further door opening to;

## Kitchen

11' x 8' 8" ( 3.35m x 2.64m )

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

## Bedroom Three/Dining Room

9' 1" x 8' 7" ( 2.77m x 2.62m )

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

## Shower Room

Two piece suite comprising hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Cloakroom

One piece suite comprising low level w.c, part tiled walls, tiled flooring and double glazed obscure glass window to side aspect.

## First Floor Landing

Fitted carpet flooring, built-in storage cupboard and doors opening to remaining bedrooms.

## Bedroom One

16' 5" x 12' 3" ( 5.00m x 3.73m )

Fitted carpet flooring, eaves storage, loft access, radiator, double glazed window to rear aspect.

## Bedroom Two

16' 5" x 11' 4" ( 5.00m x 3.45m )

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

## Outside

This charming chalet sits proudly on a corner plot and is approached from the road by a hard standing driveway, providing generous off-road parking and access to the garage. Timber fencing outlines the properties boundaries and gate access leads to the rear garden.

Stepping out to the great-sized rear, you are greeted by hard standing patio area, perfect for outside entertaining, dining and relaxing, together with a well-manicured lawn area, adding a touch of greenery, alongside shingle space. Within the garden are an array of shrub beds and a convenient shed for storage.

## Garage

With power, lighting and up and over door to front.

## 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 into the town centre, bearing right at the War Memorial and continue over the controlled crossing onto Wellington Road. Continue into Neatherd Road and at the traffic lights continue straight over. Bear right at Neatherd Moor onto Crown Road, proceed to the far end and take the left hand turn into Norwich Road. Continue out of town until reaching the left hand turn into Windmill Avenue. Turn left and continue along where the property can be found as the road bears around to the right.



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## Windmill Avenue, Dereham

- Charming 3 Bedroom Detached Property
- Versatile Living Accommodation
- Inviting 21' Lounge + Conservatory
- Ground Floor Shower Room + Separate Cloakroom
- Beautifully-Presented, Enclosed Rear Garden
- Generous Off-Road Parking and Garage
- Peaceful Cul-De-Sac Position

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£270,000 - £280,000**



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

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Property Ref:  
DRM116857 - 0004

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