



Aldiss Avenue, Dereham, NR19 1PE

welcome to

Aldiss Avenue, Dereham

>> MAKE THIS HOME YOUR OWN! A 3 bedroom semi-detached house, located within easy access of Dereham's amenities and facilities. The property boasts a dual aspect 24' lounge/diner, modern shower room, low maintenance garden, outbuildings, generous parking & garage. View now!!



Description

We are excited to present to the market this sizeable 3 bedroom semi-detached house, located within a popular development close by to local amenities, facilities and bus routes.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, spacious dual aspect 24' lounge/diner and fitted kitchen with space for appliances. This is complemented on the first floor by three bedrooms, a modern shower room and further cloakroom w.c.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, a shingle driveway provides off-road parking for multiple vehicles and double gates open to the enclosed, low maintenance rear garden which offers access to the garage and convenient brick storage sheds.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

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

Lounge/Diner

24' x 11' 5" (7.32m x 3.48m)

Fitted carpet flooring, feature fireplace, two radiators, dual aspect double glazed windows to front and rear aspects, and sliding door opening to;

Kitchen

10' x 8' 11" (3.05m x 2.72m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for gas cooker, space for fridge freezer, space for dishwasher, space for washing machine, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms, shower room and cloakroom.

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

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

Bedroom Two

9' 8" x 9' 2" (2.95m x 2.79m)

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

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

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

Shower Room

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

Cloakroom

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

Outside

To the front, the property is approached by a shingle driveway which provides off-road parking for multiple vehicles. Timber fencing partially encloses the frontage and shrub beds offer a touch of greenery. Double gates open to the rear.

The enclosed rear garden is laid predominantly to patio, for ease of maintenance, and offers space for outside entertaining. Within the garden are brick outbuildings for convenient storage space and double doors opening to the garage.

Garage

Double doors to front.

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. Dereham boasts many sport and leisure activities including a Sports and 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 bear left at Bishop Bonner's Cottage. Continue along this road and at the t-junction turn right onto Baxters Row. Proceed along and at the sharp left hand bend turn right onto Moorgate Road. Follow this road around and take the first right hand turn into Waples Way. Take the first left into Reeder Close and take the right off Reeder Close into Aldiss Avenue. 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 Aldiss Avenue, Dereham

- 3 Bedroom Semi-Detached House
- Impressive 24' Lounge/Diner
- Modern Shower Room + Separate Cloakroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Low Maintenance Rear Garden
- Convenient Outbuildings
- Sufficient Off-Road Parking And Garage
- Popular Location, Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£195,000



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:
DRM116875 - 0003

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