



Aldiss Avenue, Dereham, NR19 1PE

welcome to

Aldiss Avenue, Dereham

Truly Stunning Home! A contemporary style 3 bedroom end-terraced house, conveniently located close by to Dereham's amenities and facilities. This stylish home occupies a corner plot position and boasts open-plan living, integrated appliances, en suite facilities, south-facing garden, carport & more.



Description

We are pleased to bring to the market this substantial 3 double bedroom end-terrace family home, occupying a corner plot position within this popular development, close by to local amenities, facilities and schools.

The property is immaculately presented and modern throughout, benefiting from an open plan kitchen/dining/family room with integrated appliances, water softener and finished with bi-fold doors opening to the privately-enclosed rear garden space. The ground floor further comprises a cosy lounge with log burner - perfect for the colder months of the year, a cloakroom w.c and underfloor heating finishes this impressive home.

To the first floor, there are three double bedrooms, with the master boasting a walk in dressing room and three piece en-suite shower room. The first floor is completed with a modern four piece fitted family bathroom complemented with a bath and separate shower.

To the outside of the property there is a fully enclosed, south facing rear garden space which is mainly laid with lawn, benefiting from a decking and patio areas which is perfect for al-fresco dining and entertaining. To the front of the property is a shingled driveway offering off road parking and covered car port.

Offering a 'move straight in' feeling, this property must be viewed to be fully appreciated!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, under floor heating, stairs to first floor landing, storage cupboard.

Lounge

16' 10" x 12' 11" (5.13m x 3.94m)

Corner log burner, fitted carpet, under floor heating, double glazed window to front aspect.

Kitchen/Dining/Family Room

21' 9" x 19' 10" (6.63m x 6.05m)

A range of wall and base level units with Granite worktops over, inset 1.5 sink, inset electric hob with extractor over, built-in electric eye level double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, central island, under floor heating, double glazed window to side and rear, double glazed bi fold doors to rear aspect.

Cloakroom

Two piece suite, low level W.C, hand wash basin set within a vanity unit, under floor heating, double glazed window to side aspect.

First Floor Landing

Fitted carpet, double glazed window to side aspect.

Master Bedroom

15' 6" x 12' 9" (4.72m x 3.89m)

Fitted carpet, radiator, double glazed window, dressing room with double glazed window to rear aspect.

En Suite

Three piece suite, low level W.C., hand wash basin set within vanity unit, shower cubicle, tiled flooring, heated towel rail, double glazed window to rear aspect.

Bedroom 2

13' 9" x 10' 5" (4.19m x 3.17m)

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

Bedroom 3

10' 5" x 10' 4" (3.17m x 3.15m)

Fitted carpet, radiator, fitted wardrobes, double glazed window to front aspect.

Family Bathroom

Four piece suite, low level W.C., hand wash basin set within a vanity unit, panelled bath, shower, tiled flooring, heated towel rail, double glazed window to rear aspect.

Outside

The rear garden is fully enclosed and laid mainly with lawn, benefiting from a decking and patio area which is perfect for entertaining and al-fresco dining, with access to the front.

The front offers a shingled driveway giving off road parking and a covered car port area.

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 Baxter 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. Follow this road to the end of the cul-de-sac and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Aldiss Avenue, Dereham

- Modern 3 Double Bedroom End-Terraced Home
- Spacious Open-Plan Kitchen/Dining/Family Room With Bi-Fold Doors
- Stunning, High Spec Kitchen With Integrated Appliances
- Master Bedroom With Walk-In Wardrobe And En Suite
- Gas Heating, Double Glazed Windows, Underfloor Heating And Inset Ceiling Spotlights
- Generously-Proportioned, South Facing Rear Garden
- Off-Road Parking And Covered Carport
- Easy Access To Dereham Amenities And Facilities

Tenure: Freehold EPC Rating: B

£350,000



Ground Floor



First Floor

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:
DRM116816 - 0003

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