



Sardis Way, Dereham, NR19 1BN

welcome to

Sardis Way, Dereham

>> Sought-After, Cul-De-Sac Position! A well-presented 2 bedroom semi-detached bungalow, located within easy walking distance of Dereham town centre and offering potential to extend (stpp). Offered for sale with NO CHAIN with a modern kitchen, 4 piece bathroom, gardens, gated parking & more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, loft access, radiator and doors opening to all rooms.

Lounge

15' 4" x 9' 6" (4.67m x 2.90m)

Fitted carpet flooring, central fireplace with decorative surround, wall lights, radiator and double glazed window to front aspect.

Kitchen

13' x 10' 5" (3.96m x 3.17m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, integrated fridge freezer, space for washing machine, wood effect flooring, inset ceiling spotlights, built-in storage cupboard, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Bedroom One

12' 7" x 8' 6" (3.84m x 2.59m)

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

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)

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

Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property occupies a corner plot position and is privately enclosed by mature hedging which screens the property from the road. Gated access leads to the front garden which is predominantly laid to well-tended lawn with a variety of plant beds for added touches of greenery. A paved patio pathway leads to the main entrance and a side gate leads to the rear aspect.

Stepping out to the enclosed, south-facing rear garden, you are greeted by a charming decking area, perfect for outside dining and relaxing within the warmer months of the year. The remainder of the rear is laid to well-tended lawn, together with plant borders, mature shrubberies, timber storage shed for convenience and gated access to the rear aspect where you will find the gated off-road parking.

Location

Dereham is situated about 16 miles from the City of Norwich and boasts 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 offers 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.



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



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Sardis Way, Dereham

- ****Open House Event Saturday 17th May 10am-11am****
- **2 Bedroom Semi-Detached Bungalow - NO CHAIN!**
- **Potential To Extend (Stpp)**
- **Modern Fitted Kitchen**
- **Private, South-Facing Rear Garden**
- **Secure Off-Road Parking To Rear**
- **Quiet Cul-De-Sac Position With Easy Access To Town Centre**

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£220,000 - £230,000

directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonners Cottage. Proceed along this road and as the road bears around to the left, proceed continue straight over onto Littlefields. Take the right hand turn into The Grove and then take the left hand turn into Sardis Way. The property can be found on the left hand side on the corner, identified by our William H Brown 'For Sale' board.



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Property Ref:
DRM115960 - 0005

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