



Norwich Road, Dereham, NR20 3AR

welcome to

Norwich Road, Dereham

>> CALLING FIRST TIME BUYERS! A charming 2 bedroom mid-terraced house, located within easy access to Dereham's amenities and facilities. The property boasts 2 reception rooms with central fireplaces, fitted kitchen, enclosed rear garden, driveway parking & more!



Description

We are excited to present to the market this well-presented 2 bedroom mid-terraced house, occupying a non-estate position within easy access of Dereham town centre amenities, facilities, schools and bus routes.

In brief, the internal ground floor accommodation comprises; cosy lounge with central fireplace, separate dining room further complete by a central fireplace, and the fitted kitchen with access to the rear garden. This is complemented on the first floor by two bedrooms with built-in wardrobe space, and the family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, a driveway provides off-road parking space, together with an enclosed, well-proportioned rear garden with space for outdoor entertaining.

An internal inspection is highly recommended to fully appreciate this property.

The Accommodation

Double glazed external entrance door opening to;

Lounge

11' 7" x 9' 6" (3.53m x 2.90m)

Wooden flooring, central fireplace with tiled hearth and decorative surround, radiator, double glazed window to front aspect and archway with built-in storage cupboard opening to;

Dining Room

11' 6" x 10' 7" (3.51m x 3.23m)

Wooden flooring, central fireplace with tiled hearth and decorative surround, radiator, door with access to stairs which rise to first floor landing, double glazed window to rear aspect and archway opening to;

Kitchen

13' 1" x 6' 6" (3.99m x 1.98m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, space for fridge freezer, space for washing machine, wall-mounted boiler, concrete flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

First Floor Landing

Fitted carpet flooring, loft access and doors opening to both bedrooms and bathroom.

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)

Fitted carpet flooring, built-in wardrobe, feature fireplace, radiator and double glazed window to front aspect.

Bedroom Two

11' 6" x 6' 8" (3.51m x 2.03m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, a driveway provides off-road parking space, alongside a paved pathway which leads to the front aspect.

The enclosed, well-proportioned rear garden is laid predominantly to lawn with a paved patio seating area, ideal for outside entertaining and relaxing within the warmer months of the year, together with a summer house and timber fencing which encloses the home.

Agents Note

There is a easement on the title, please enquire with the branch for further details.

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 through the town centre and bear right at the War Memorial onto Wellington Road. Continue along into Neatherd Road and bear right onto Crown Road. At the t-junction, turn left onto Norwich Road. Proceed along and 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

Norwich Road, Dereham

- 2 Bedroom Mid-Terraced House
- 2 Welcoming Reception Rooms
- Fitted Kitchen and Bathroom
- Built-In Storage Space To Both Bedrooms
- Gas Central Heating and Double Glazed Windows
- Enclosed Rear Garden
- Off-Road Parking
- Non-Estate Location, Close To Town Centre

Tenure: Freehold EPC Rating: D

£200,000



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:
DRM116994 - 0002

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