



**Norwich Road, Dereham, NR20 3AR**



**welcome to**

## **Norwich Road, Dereham**

A deceptively spacious 3 bedroom mid-terraced house, located along this highly-regarded road, within walking distance of town centre amenities. The property boasts 2 reception rooms, conservatory, fitted kitchen, master bedroom en suite, enclosed rear garden, sufficient off-road parking & more!



## Description

We are delighted to welcome to the market this well-proportioned 3 bedroom mid-terraced house, well-presented throughout, and located within close proximity of Dereham's amenities, facilities, bus routes and schools.

In brief, the internal ground floor accommodation comprises; entrance porch, bay-fronted lounge with central fireplace, inner hallway with stairs rising to first floor landing, formal dining room, fitted kitchen and conservatory with utility space. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms and the charming family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating with a 10 year warranty on the boiler, and double glazed windows throughout most of the home. Outside, a shingle driveway provides sufficient off-road parking, together with an enclosed rear garden laid to well-tended lawn and patio.

Appealing to an assortment of buyers including first time buyers, downsizers, investors and retirees alike, internal viewing is strongly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Wood effect flooring, double glazed windows to front and side aspects, and door opening to;

### Lounge

15' x 12' 5" ( 4.57m x 3.78m )

Wood effect flooring, central feature fireplace with tiled hearth and decorative surround, radiator, double glazed bay window to front aspect and door opening to;

### Inner Hallway

Fitted carpet flooring, stairs rising to first floor landing and door opening to;

## Dining Room

12' 8" x 9' 9" ( 3.86m x 2.97m )

Wood effect flooring, under stairs storage cupboard, radiator, window to rear aspect and door opening to;

## Kitchen

11' 9" x 7' 7" ( 3.58m x 2.31m )

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 eye-level electric double oven, inset electric hob, space for dishwasher, space for free standing fridge freezer, wood effect flooring, radiator, double glazed window to rear aspect and door opening to;

## Conservatory

13' x 3' 4" ( 3.96m x 1.02m )

UPVC and brick build with tiled effect flooring, space for washing machine and tumble dryer, double glazed window to side aspect and double glazed external door opening to the rear garden.

## First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms and family bathroom.

## Master Bedroom

12' 8" x 11' 4" ( 3.86m x 3.45m )

Fitted carpet flooring, airing cupboard, radiator, two double glazed windows to front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled effect flooring, shaver light, loft access and radiator.

## Bedroom Two

11' 9" x 7' 8" ( 3.58m x 2.34m )

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

## Bedroom Three

7' 2" x 7' 1" ( 2.18m x 2.16m )

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

## Family Bathroom

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

## Outside

The front of the property is approached by a shingle driveway which provides off-road parking for up to three cars, together with an archway which leads to the rear aspect.

The enclosed rear garden is laid predominantly to lawn with a paved patio seating area, ideal for outside entertaining during the warmer months of the year. Shingle borders enhance the property and offer low maintenance, whilst a timber shed provides convenient storage space.

## Agents Note

There is an easement on the title please enquire with the branch.

## 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.



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welcome to

## Norwich Road, Dereham

- 3 Bedroom Mid-Terraced House
- 2 Reception Rooms And Conservatory
- Well-Presented Throughout
- En Suite Facilities And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- Driveway Parking For Up To 3 Cars
- Popular Location, Close To Dereham Amenities

Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



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



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**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**