



South Green Gardens, Dereham, NR19 1PY

welcome to

South Green Gardens, Dereham

Quiet Cul-De-Sac Position! A well-presented 2 bedroom semi-detached bungalow, offering a 'tucked' away position which backs onto open ground. The property boasts ample storage space throughout, spacious 17' lounge, conservatory, modern bathroom & a private rear garden with separate plot!!



Description

We are excited to present to the market this lovely 2 bedroom semi-detached bungalow, presented in great decorative order throughout and occupying a quiet cul-de-sac position within easy access of Dereham town centre amenities and facilities.

In brief, the internal accommodation comprises; entrance hall with ample storage space, generous 17' lounge, cosy conservatory, fitted kitchen, two bedrooms with further built-in storage and the modern family bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an enclosed, private rear garden with open ground behind, together with a lawned front garden.

Ideal for an assortment of buyers, internal viewing is strongly recommended to avoid disappointment!

The Accommodation

Double glazed obscure glass entrance door opening to;

Entrance Hall

With tiled flooring, four built-in storage cupboards, inset ceiling spotlights, radiator and doors opening to all rooms.

Lounge

16' 9" x 12' 4" (5.11m x 3.76m)

With wood effect flooring, inset ceiling spotlights, double glazed window to rear aspect and double glazed door opening to;

Conservatory

10' 9" x 7' 1" (3.28m x 2.16m)

UPVC and brick build with wood effect flooring, radiator, double glazed windows surrounding all aspects and double glazed door opening to the rear garden.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated dishwasher and fridge freezer, tiled flooring, inset ceiling spotlights, double glazed window to rear aspect and double glazed door opening to the side aspect.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

With fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower head over, tiled walls, tiled flooring, heated towel rail, radiator and double glazed obscure glass window to side aspect.

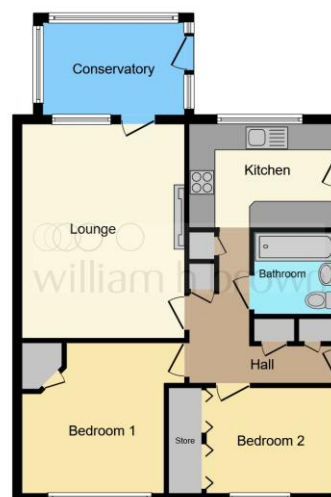
Outside

The front of the property is laid to lawn with mature shrubs, paved patio pathway leading to the main entrance and gate access to the rear garden.

The enclosed rear garden is laid predominately to lawn with slate and decking areas, ideal for outside entertaining, together with a timber storage shed. There is also a separate plot of land nearby included in the sale.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and 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.



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



view this property online williamhbrown.co.uk/Property/DRM117103



welcome to

South Green Gardens, Dereham

- Stylish 2 Bedroom Semi-Detached Bungalow
- Modern Fitted Kitchen And Bathroom
- Generous Lounge And Conservatory
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens With Open Ground Behind
- Ample Storage Space Throughout
- Quiet Cul-De-Sac Position

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000 - £220,000



directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonner's Cottage. Continue along onto Mary Unwin Road and at the t-junction, turn right onto Baxter Row. Proceed into South Green and follow the road around. Take the right hand turn into South Green Gardens, followed by another right hand turn. The property can be found on the left hand side down the alleyway, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117103



Property Ref:
DRM117103 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk