



Norwich Road, Dereham, NR20 3AR

welcome to

Norwich Road, Dereham

A charming 3 bedroom semi-detached house, occupying a generous corner plot position, just a short walk away from Dereham amenities. The sizeable, versatile home boasts 2 reception rooms, modern kitchen & bathroom, utility, a well-proportioned, private rear garden, ample parking & workshop!



Description

William H Brown are delighted to present to the market this well-presented 3 bedroom semi-detached home, which sits on a great-sized corner plot, offering space both inside and out. The property is ideally located within easy access of local amenities, facilities, schools and bus routes, for added convenience.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall, cloakroom w.c, 18' dual aspect lounge, study room - ideal for home working, fitted kitchen with some integrated appliances and a large window - filling the room with natural light, alongside a useful utility room for added convenience. Upstairs, there are three bedrooms which are served by a stylish modern bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the home offers ample parking and an enclosed garden set over two levels. A patio area with a pergola provides the perfect spot for outdoor dining, with steps leading down to the lawned garden with access to a workshop, offering great potential for storage or hobbies.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, radiator, opening to study, doors opening to lounge and utility room, and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring and heated towel rail.

Lounge

18' 1" x 10' (5.51m x 3.05m)

Dual aspect room with fitted carpet flooring, vaulted ceilings, port hole window to side aspect, double glazed window to front aspect, and double glazed patio doors opening to the rear garden.

Study

13' 2" x 8' 5" (4.01m x 2.57m)

Fitted carpet flooring, stairs rising to first floor landing, radiator, double glazed bay window to front aspect, and opening to;

Kitchen

16' x 9' 7" (4.88m x 2.92m)

A range of floor mounted base units with wooden work tops over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated dishwasher, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to side aspect, and double glazed bay window to rear aspect.

Utility Room

7' x 5' 5" (2.13m x 1.65m)

Matching floor mounted base unit with complementary rolled edge work surface over, space for washing machine, tiled flooring, radiator and double glazed window to rear aspect.

First Floor Landing

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

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

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

Bedroom Two

11' 8" x 7' 6" (3.56m x 2.29m)

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

Bedroom Three

10' 6" x 9' 5" (3.20m x 2.87m)

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

Family Bathroom

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

Outside

Occupying a good-sized corner plot, the home enjoys outdoor space to both front and rear aspects. The frontage features a large shingle driveway which provides extensive off-road parking space alongside mature greenery and low level brick walling which partially encloses the home.

To the rear, the enclosed garden is thoughtfully designed, starting with a patio area complete with a stylish pergola, perfect for outdoor dining and relaxing. Steps lead down to lawn, providing space for outdoor activities and complemented by mature shrubs. Additionally, the garden offers access to a workshop, ideal for hobbies, storage, or even a home office setup.

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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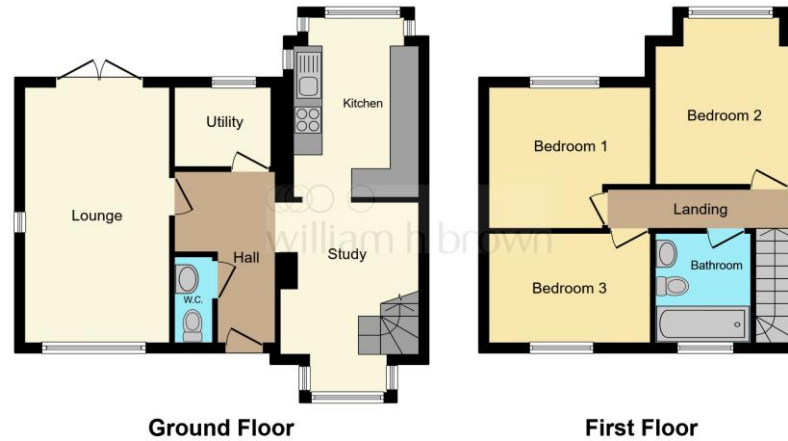
- Stylish 3 Bedroom Semi-Detached House
- 18' Dual Aspect Lounge And Versatile Study
- Modern Fitted Kitchen And Separate Utility
- Contemporary Style Bathroom Suite
- Enclosed, Split-Level Garden With Flexible Workshop
- Ample Off-Road Parking
- Easy Access To Dereham Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£250,000 - £260,000



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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