



Parsing Way, Dereham, NR20 3UB

welcome to

Parsing Way, Dereham

>> 60% SHARED OWNERSHIP! This contemporary style 3 bedroom end-terraced home, sits within a well-regarded development close to town and boasts the remainder of its NHBC warranty, modern integrated kitchen, sizeable lounge/diner, enclosed garden and driveway parking for 2 cars!



Description

A fantastic opportunity to step onto the property ladder with this extremely well-presented 3 bedroom end-terraced home, available on a 60% shared ownership basis. Built in late 2023 by Orbit Homes, this modern property is set within a well-regarded development and offers stylish, high-quality accommodation throughout.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to the first floor landing, convenient cloakroom w.c., modern fitted kitchen with a range of integrated Bosch appliances, and a spacious lounge/diner with patio doors leading to the rear aspect. This is complemented on the first floor by the principal bedroom offering built-in wardrobes, two further bedrooms and the family bathroom suite.

Outside, a brickweave driveway provides tandem off-road parking for two cars, together with an enclosed, well-tended rear garden with space for outdoor entertaining or dining within the warmer months of the year. Coupled with the accommodation, the property further benefits from gas fired central heating, PVCu double glazed windows and the remainder of its NHBC warranty.

Located in a thriving community with excellent local amenities, schools and transport links, this home is ideal for first-time buyers. Internal inspection is strongly recommended to fully appreciate the accommodation offered for sale - NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, doors opening to kitchen, lounge and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, wood effect flooring and radiator.



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Kitchen

10' 3" x 7' 5" (3.12m x 2.26m)

A stylish range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with chrome mixer tap, built-in Bosch electric single oven with Bosch 4 burner hob, stainless steel splashback and extractor hood over, integrated Bosch fridge/freezer, space for washing machine, cupboard housing boiler, under-cabinet lighting, inset ceiling spotlights, wood effect flooring, radiator and PVCu double glazed window to front aspect.

Lounge/Diner

15' 6" max x 14' 7" max (4.72m max x 4.45m max)

Wood effect flooring, under stairs storage cupboard, two radiators, dual-aspect PVCu double glazed windows to side and rear aspects, and PVCu double glazed patio doors opening to the rear garden.

First Floor Landing

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

Principal Bedroom

8' 4" max x 12' 4" max (2.54m max x 3.76m max)

Fitted carpet flooring, built-in double wardrobe, radiator and two PVCu double glazed windows to front aspect.

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)

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

Bedroom Three

9' 9" max x 6' 2" max (2.97m max x 1.88m max)

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

Family Bathroom

Three piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, panelled bath with thermostatically controlled shower over, glass shower screen and full-height

tiling to bath, built-in storage cupboard, wood effect flooring, heated chrome towel rail and PVCu double glazed obscure glass window to side aspect.

Outside

The property is approached from the road by a brickweave driveway which provides tandem off-road parking for two cars. The remainder of the front is well-landscaped with lawn, ornamental decorative bark, and a paved patio which leads to the main entrance.

Stepping out to the enclosed rear, the garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining, together with a convenient external tap and gated access to the driveway.

Agents Note

Please note the listing price shown of £150,000 is a 60% share, based on the full market value of £250,000. We understand this property is leasehold. The lease length is 125 years from 29 September 2023. The current ground rent is £3447.00 per annum. We are also informed by the vendor this property is subject to an annual management charge of approximately £368.00 per annum for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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.

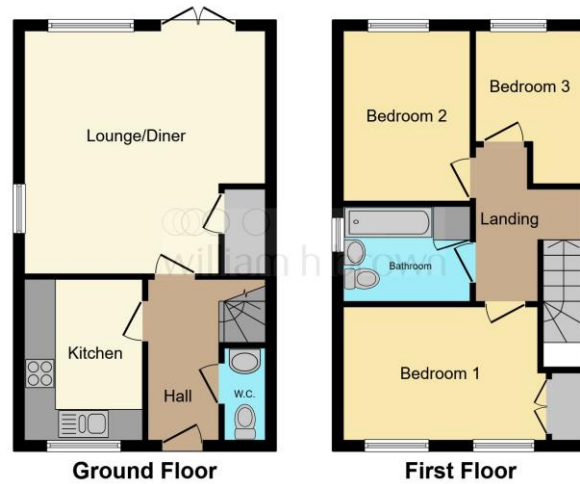
welcome to

Parsing Way, Dereham

- 60% Shared Ownership With No Onward Chain!
- Modern 3 Bedroom End-Terraced House
- Stylish Fitted Kitchen With Bosch Appliances
- Ground Floor Cloakroom And First Floor Bathroom
- Remainder Of NHBC Warranty
- Enclosed, Well-Manicured Rear Garden
- Tandem Off-Road Parking For 2 Cars
- Sought-After Development With Local Amenities Close By

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117066 - 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.

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