



**Park Road, Dereham, NR19 2BT**



**welcome to**

## **Park Road, Dereham**

Updated Period Home! Step inside this immaculate 3 bedroom mid-terraced home, located within a well-regarded development close to town. The delightful home boasts 2 reception rooms, modern fitted kitchen, separate utility/cloakroom, landscaped garden & an external home office/studio.



## Description

William H Brown are delighted to present to the market this beautifully presented 3 bedroom mid-terraced period home, situated within a highly sought-after, non-estate development just a stones throw away from town centre.

Combining charm and modern comforts, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to the first floor landing, a stunning bay-fronted lounge with a log burner, creating a warm and inviting atmosphere. The separate dining room offers a perfect space for entertaining, together with a stylish modern kitchen, equipped with a built-in electric oven and hob. A convenient utility/cloakroom adds practicality to the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable living, completed by a luxurious four-piece family bathroom. The home benefits from gas fired central heating, double glazed windows, and elegant double glazed sash windows that enhance its period character.

Outside, the landscaped rear garden offers a peaceful retreat, with access to the insulated home office/studio which is fully equipped, perfect for year-round use.

This home is ideal for those seeking style, and a prime location.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, opening to kitchen, door opening to dining room, and further door opening to;

### Lounge

11' 9" x 11' 8" ( 3.58m x 3.56m )

Fitted carpet flooring, central log burner with tiled hearth, two radiators, and double glazed bay-fronted sash window to the front aspect.



## Dining Room

11' 11" x 9' 5" ( 3.63m x 2.87m )

Fitted carpet flooring, radiator and double glazed external door opening to the rear aspect.

## Kitchen

9' 9" x 8' 8" ( 2.97m x 2.64m )

A stylish range of wall and floor mounted units with wooden work surfaces over, inset butler sink with chrome mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob, space for American fridge freezer, wood effect flooring, vertical radiator, double glazed window to side aspect, and door opening to;

## Rear Lobby

Tiled flooring, double glazed external door opening to the side aspect, and door opening to;

## Cloakroom/Utility Room

8' 1" x 5' 7" ( 2.46m x 1.70m )

A further range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for dishwasher, space for washing machine, space for tumble dryer, low level w.c, tiled flooring and double glazed window to rear aspect.

## First Floor Landing

Fitted carpet flooring, airing cupboard, built-in storage cupboard, radiator and doors opening to all bedroom and the family bathroom.

## Bedroom One

12' 7" x 12' ( 3.84m x 3.66m )

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

## Bedroom Two

12' 3" x 10' 9" ( 3.73m x 3.28m )

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

## Bedroom Three

Fitted carpet flooring, built-in storage, radiator and double glazed sash window to front aspect.

## Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, roll top bath, walk-in shower cubicle, part tiled walls, radiator and double glazed sash window to rear aspect.

## Outside

This beautifully landscaped rear garden offers a perfect blend of relaxation and functionality. A well-maintained lawn provides a lush green centrepiece, bordered by raised flower beds for additional greenery. A designated seating area invites outdoor dining and entertaining, while an enclosed raised decking space offers a more private retreat. The garden is thoughtfully enclosed for privacy, with gated access leading to the side passageway, along with easy access to the stylish studio/home office.

## Insulated Home Office/Studio

15' 8" x 11' ( 4.78m x 3.35m )

Fitted with power and lighting, running water, electric heater, double glazed window to front aspect and double glazed sliding door to enter.

## 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.

## directions to this property:

From William H Brown Dereham office, proceed into the town centre, bearing right at the War Memorial and continue straight over the controlled crossing onto Wellington Road. Continue along this road, and opposite the right hand turning for Cowper Road, take the left hand turn onto the gravelled road (Park Road). The property can be found on the right hand side.



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## Park Road, Dereham

- Inviting 3 Bedroom Period Property
- Charming Bay-Fronted Lounge, Enhanced By Central Log Burner
- Modern Fitted Kitchen And Separate Utility/Cloakroom
- Formal Dining Room, With Access To The Garden
- Luxury 4-Piece Family Bathroom Suite
- Privately-Enclosed, Landscaped Rear Garden
- Versatile External Home Office/Studio
- Easy Walking Distance To Town Centre

Tenure: Freehold EPC Rating: D

**£300,000**



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:  
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