

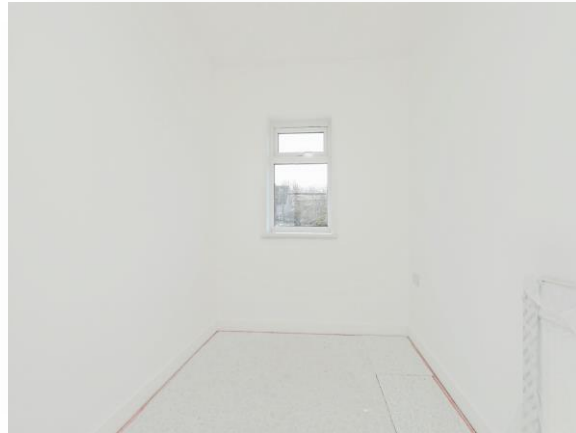


Lily Avenue, Hockering, Dereham, NR20 3HZ

welcome to

Lily Avenue, Hockering, Dereham

>> NO ONWARD CHAIN! A 3 bedroom semi-detached house, currently undergoing renovation, and occupying a popular village location. Boasting a spacious lounge/diner, fitted kitchen, separate utility/cloakroom, generous gardens & driveway parking. View early before works completed!!



Description

We are delighted to welcome to the market this 3 bedroom semi-detached home, which is currently undergoing renovation.

Located within a well-regarded village with easy A47 routes, the home briefly comprises; entrance hall, spacious lounge/diner, fitted kitchen, separate utility/cloakroom, three bedrooms and the family bathroom.

With a well-proportioned layout, this property is ideal for those looking for a modernised home with updated features. Once completed, it will offer stylish and comfortable living spaces, perfect for families or first time buyers.

Offered for sale with NO ONWARD CHAIN, viewings are essential before work is completed.

The Accommodation

Entrance Hall

Double glazed door to front aspect, opening to staircase to the first floor, door to living room, door to kitchen, door to utility room.

Lounge/Dining Room

19' 5" x 11' 7" (5.92m x 3.53m)

Double glazed window to front aspect, radiator, smooth ceiling.

Kitchen

12' 7" x 7' 4" (3.84m x 2.24m)

Double glazed window to rear, radiator smooth ceiling. Fitted kitchen with wall and base units, work surface with inset Asterite sink and drainer, plumbing for dishwasher, space for electric oven, tiled splashbacks.

Utility Room

8' 11" x 6' 4" (2.72m x 1.93m)

Double glazed window, base unit with inset stainless steel sink, low level WC, space and plumbing for washing machine.

First Floor Landing

Smooth ceiling, airing cupboard, doors to all rooms.

Bedroom One

9' 9" max x 11' 7" max (2.97m max x 3.53m max)

Double glazed window to front aspect, radiator, smooth ceiling.

Bedroom Two

9' 3" x 9' 8" (2.82m x 2.95m)

Double glazed window to front aspect, radiator, smooth ceiling.

Bedroom Three

6' 8" x 9' 3" (2.03m x 2.82m)

Double glazed window to side aspect, radiator, smooth ceiling.

Bathroom

Panel bath with shower over, low level WC, hand wash basin set into a vanity unit, tiled splashbacks, loft access.

Outside

To the front of the property, there is a driveway which provides off-road parking. The remaining space is laid to lawn with numerous plant beds and mature shrubberies.

The privately-enclosed rear garden is generously-proportioned and laid to lawn, allowing space for outdoor activities, together with mature shrubs and hedging.

Store/Outhouse

Brick build outhouse, perfect for storage and measuring 1060mm wide.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Location

This property is located within the ideally situated village of Hockering, for easy access to the City of Norwich, which is only 10 miles away. Amenities include a post office/general store, public house and petrol station. The bustling market town of Dereham is about 6 miles away and offers a modern shopping centre, a full range of schools, hotels, churches and public houses. 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 Dereham, proceed along the A47 towards Norwich and upon reaching Hockering, take the left hand turn onto The Street. Pass the village stores and take the left hand turn into Heath Road. Take the second left hand turn into Lily Avenue and the property can be found on the right hand side.



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welcome to Lily Avenue, Hockering, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Semi-Detached House
- Currently Under Renovation
- 19' Lounge/Diner
- Utility/Cloakroom
- Enclosed, Generously-Proportioned Garden
- Driveway Off-Road Parking
- Popular Village Location

Tenure: Freehold EPC Rating: D

£260,000



Ground Floor



First Floor

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:
DRM116937 - 0004

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.



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