



Norwich Road, Dereham, NR20 3AU

welcome to

Norwich Road, Dereham

A well-presented 2 bedroom end-terraced house, conveniently located within easy reach of local amenities and facilities. The delightful home offers gas fired central heating, lounge with open fireplace, fitted kitchen/diner, ground floor bathroom & a good-sized rear garden. Viewings are essential!



Description

We are excited to present to the market this charming 2 bedroom end-terraced house, well-presented throughout, and located within close proximity of Dereham's amenities, facilities and local schools.

In brief, the internal ground floor accommodation comprises; inviting lounge with open fireplace, fitted kitchen/diner with space for a range of appliances, rear lobby with utility space and the family bathroom suite. This is complemented on the first floor by two good-sized bedrooms. Outside, there is a privately-enclosed rear garden with space for outside entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer!

The Accommodation

Double glazed external entrance door opening to;

Lounge

11' 7" x 10' 9" (3.53m x 3.28m)

Wooden flooring, central open fireplace with tiled hearth, radiator, double glazed window to front aspect and door opening to;

Kitchen

17' 7" x 9' 2" (5.36m x 2.79m)

A range of floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, space for washing machine, tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, airing cupboard housing boiler, inset ceiling spotlights, two radiators, two double glazed windows to side and rear aspects, door opening to the bathroom, and further door opening to;

Lean To/Lobby

Tiled flooring, space for free standing fridge freezer, windows to side and rear aspects, and double glazed external door opening to the rear garden.

Bathroom

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

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms.

Bedroom One

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

Wooden flooring, radiator and double glazed window to front aspect.

Bedroom Two

9' 1" x 8' 6" (2.77m x 2.59m)

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

Outside

To the rear, there is an enclosed, generously-proportioned garden laid predominately to lawn with brickweave and a paved patio seating area, ideal for outside entertaining and dining within the warmer months of the year. The rear is further enhanced by raised flower beds, mature shrubs, convenient timber storage shed and gated access to the side aspect.

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



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welcome to

Norwich Road, Dereham

- Charming 2 Bedroom End-Terraced House
- Cosy Lounge With Open Fireplace
- Fitted Kitchen/Diner
- Ground Floor Bathroom
- Gas Fired Central Heating
- Enclosed, Generously-Proportioned Rear Garden
- Popular Location, Close To Town
- Perfect For First Time Buyers!

Tenure: Freehold EPC Rating: D

£190,000



directions to this property:

From our office proceed into the town centre and bear right at the War Memorial. Follow the road over the traffic lights into Wellington Road. Continue into Neatherd Road and follow the road over the traffic lights into Crown Road. Continue to the end of Crown Road and turn left into Norwich Road. The property can be found on the right hand side identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117187 - 0002

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