



Shipdham Road, Dereham, NR19 1NN

welcome to

Shipdham Road, Dereham

Fantastic Plot, Beautiful Gardens! A well-proportioned detached bungalow, occupying a non-estate position in a highly-regarded area of Toftwood. Boasting 2 double bedrooms with ample storage, 20' lounge, bright & airy garden room, en suite cloakroom, spacious garden, extensive parking & garage!



Description

William H Brown are excited to present to the market this delightful detached bungalow, set on a lovely plot in a well-regarded, non-estate location, offering a perfect balance of privacy and convenience with local amenities close by.

The property boasts two double bedrooms, both benefiting from ample storage, with the master bedroom also featuring a cloakroom for added convenience. The heart of the home is a large lounge, which flows into a bright and airy garden room, perfect for enjoying the views of the superb gardens. The fitted kitchen offers practicality, while the modern shower room, only a year old, adds a modern touch.

Externally, the property sits within stunning, well-maintained gardens, providing a peaceful retreat. There is also extensive parking on the driveway, as well as a detached garage for additional storage space. Coupled with the accommodation, the property further benefits from gas fired central heating, and a range of double glazed windows.

A rare opportunity to own a bungalow in a sought-after location - early viewing is highly recommended.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring and doors opening to both bedrooms and further door opening to;

Lounge

20' 6" x 11' 6" (6.25m x 3.51m)

Fitted carpet flooring, gas fireplace, wall lights, two radiators, double glazed window to side aspect, doors opening to shower room and kitchen, with double doors opening to;

Garden Room

14' 2" x 10' (4.32m x 3.05m)

Dual aspect room with fitted carpet flooring, two radiators, double glazed window to side aspect, and double glazed patio doors with side panels opening to the rear garden.

Kitchen

10' x 9' 4" (3.05m x 2.84m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset gas hob, space for free standing fridge freezer, space for washing machine, tiled flooring, double glazed window to rear aspect, and double glazed door opening to;

Rear Lobby

Fitted carpet flooring, window to side aspect and double glazed external doors opening to the side and rear aspects.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed bay window to front aspect, and door opening to;

En Suite Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks and fitted carpet flooring.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, built-in storage cupboard, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set back from the road, this charming bungalow enjoys a peaceful and private position. A large shingle driveway provides ample off-road parking and leads to a timber garage. The beautifully maintained front garden features well-tended lawn with mature trees that add character and greenery. The home is predominately enclosed by a combination of fencing and established hedging, offering privacy.

This beautiful, generously-proportioned garden offers a perfect blend of greenery and functional outdoor space. Enclosed for privacy, it features a diverse range of mature shrubbery that adds depth, colour, and character throughout the seasons. A charming patio provides an ideal area for outdoor entertaining, while a complementary shingle section adds texture and low maintenance appeal.

Garage

Double doors opening to the front aspect.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, 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:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Shipdham Road, Dereham

- 2 Double Bedroom Detached Bungalow
- Fantastic Plot In A Great Location
- Built-In Wardrobes
- 20' Lounge And 14' Garden Room
- En Suite And Shower Room
- Private, South-West Facing Rear Garden
- Ample Off-Road Parking And Garage
- Local Amenities Close By

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£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



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Property Ref:
DRM117223 - 0004

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