



**Larks Place, Dereham, NR20 3UA**



**welcome to**

**Larks Place, Dereham**

>> NO ONWARD CHAIN! A modern 3 bedroom semi-detached house, located within a sought-after development close to local amenities and A47 routes. The home boasts a fitted kitchen/diner, lounge, master en suite, enclosed rear garden, off-road parking & garage. Viewings are essential!



## Description

We are excited to welcome to the market this 3 bedroom semi-detached house, conveniently located at the edge of Dereham town centre, providing easy access to the town's amenities and facilities together with access to the A47 Norwich to Kings Lynn trunk road.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, welcoming lounge and fitted kitchen/diner with integrated appliances and access to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside to the left of the property, there is a driveway which provides off-road parking and access to the garage for convenient storage space.

Offered for sale with NO ONWARD CHAIN, and 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;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, doors opening to the lounge and kitchen with further door opening to;

### Cloakroom

Two piece suite low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring and radiator.

### Lounge

16' 1" x 10' 5" ( 4.90m x 3.17m )

Dual aspect room with fitted carpet flooring, two radiators and double glazed windows to front and side aspects.

## Kitchen/Diner

17' 4" x 10' ( 5.28m x 3.05m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

## First Floor Landing

Fitted carpet flooring, airing cupboard, radiator and doors opening to all bedrooms and bathroom.

## Master Bedroom

11' 6" x 11' 1" ( 3.51m x 3.38m )

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, shaver point, heated towel rail and double glazed obscure glass window to front aspect.

## Bedroom Two

11' 2" max x 9' ( 3.40m max x 2.74m )

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

## Bedroom Three

11' 4" x 8' 1" ( 3.45m x 2.46m )

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

## Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, shaver point, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

The rear garden is laid predominately to lawn with a raised decking area, perfect for outside entertaining or relaxing within the warmer months of the year. Further enhanced by mature shrubbery, timber fencing for privacy and gated access to the side aspect.

The home further benefits from an off-road parking space and garage.

## Garage

Power, lighting and up and over door to front.

## 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.

## directions to this property:

From William H Brown Dereham office, proceed through the town centre, bearing right at the War Memorial onto Wellington Road. Continue along onto Neatherd Road and at the traffic lights continue straight over. Bear right at Neatherd Moor onto Crown Road and turn left at the t-junction onto Norwich Road. Continue to the far end, taking the right hand turn into Larks Place. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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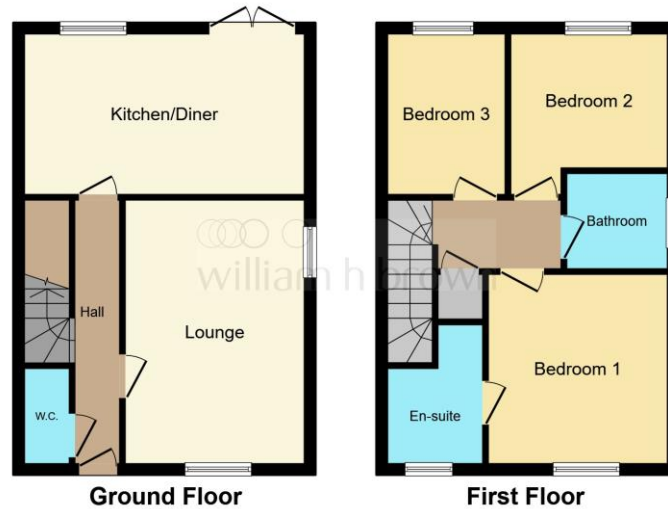
## Larks Place, Dereham

- No Onward Chain!
- 3 Bedroom Semi-Detached House
- Fitted Kitchen/Diner
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- Off-Road Parking And Garage
- Highly-Regarded, Edge Of Town Development

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£270,000**



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:  
DRM117192 - 0003

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