



William Cowper Close, Dereham, NR19 1LT

welcome to

William Cowper Close, Dereham

A well-presented 3 bedroom semi-detached house, located within a well-regarded development in Toftwood, close by to local amenities. The home boasts an impressive 25' lounge/diner, modern integrated kitchen, separate utility, 4-piece bathroom, generous south facing garden, driveway & garage!



Description

We are extremely pleased to present to the market this well-proportioned 3 bedroom semi-detached house, located within close proximity of Toftwood's amenities, facilities, bus routes and schools.

Briefly, the internal ground floor accommodation comprises; entrance hall with built-in storage space, cloakroom w.c, contemporary style fitted kitchen with a range of integrated appliances, spacious open-plan lounge/dining room, conservatory and separate utility room. This is complemented on the first floor by three bedrooms, all offering built-in storage, and the 4-piece family bathroom suite.

Outside, a brickweave driveway provides off-road parking space and access to the integral garage, together with a south-facing rear garden which enjoys plenty of natural sunlight, making it the perfect outdoor retreat. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Internal and external viewings are highly recommended!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, further built-in storage cupboard, radiator, door opening to kitchen and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, radiator and double glazed obscure glass window to front aspect.

Kitchen

9' 8" x 9' 1" (2.95m x 2.77m)

A modern range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with splashback and extractor hood, integrated dishwasher, integrated fridge freezer, larder, tiled flooring, inset ceiling spotlights, double glazed window to rear aspect, door opening to utility room and opening to;

Lounge/Dining Room

25' 3" x 10' 9" (7.70m x 3.28m)

Wood effect flooring, central electric fireplace with decorative surround, two radiators, double glazed window to front aspect and double glazed sliding doors opening to;

Conservatory

10' 7" x 9' 11" (3.23m x 3.02m)

UPVC build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Utility Room

10' 8" x 6' 4" (3.25m x 1.93m)

A further range of wall and floor mounted units with complementary rolled edge work surfaces over, space for washing machine, space for tumble dryer, tiled flooring, double glazed window to rear aspect, personal door access to the integral garage, and double glazed external doors opening to the front and rear aspects.

First Floor Landing

Fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and the family bathroom.

Bedroom One

13' 8" x 12' 7" (4.17m x 3.84m)

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

Bedroom Two

13' 1" x 12' (3.99m x 3.66m)

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

Bedroom Three

9' 10" x 9' 5" (3.00m x 2.87m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed 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, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and two double glazed obscure glass windows to rear aspect.

Outside

The property is approached from the road by a brickweave driveway which provides side-by-side off-road parking and access to the integral garage. The remainder of the front is laid to lawn with a low level brick wall adding definition.

Stepping out to the generously-proportioned, south-facing rear, the garden is laid predominately to lawn with a hard standing patio seating area, perfect for outside entertaining and relaxing within the warmer months of the year. The garden is further enhanced by shrub beds, plant borders, a storage shed for added convenience and timber fencing which encloses for privacy.

Integral Garage

Power, lighting, double glazed window to rear aspect and up and over door to front.



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William Cowper Close, Dereham

- 3 Bedroom Semi-Detached House
- Modern, Integrated Kitchen
- Open-Plan Lounge/Diner And Conservatory
- Separate Utility Room
- Cloakroom W.C And 4-Piece Family Bathroom
- Enclosed, South-Facing Rear Garden
- Driveway Parking And Integral Garage
- Popular Development In Toftwood

Tenure: Freehold EPC Rating: D

£280,000



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:
DRM117258 - 0002

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