



Dale Road, Dereham, NR19 2DD

welcome to

Dale Road, Dereham

Stunning Home, Glorious Views! Step inside this 3 bedroom detached house, occupying a private cul-de-sac position, close to Dereham town centre. Boasting a ground floor cloakroom, modern kitchen/diner, 17' lounge, en suite, private garden, ample parking & superb views of Scarning Fen!



Description

We are delighted to welcome this modern 3 bedroom detached house, which is tucked away in a quiet cul-de-sac within a sought-after development, backing directly onto the picturesque Scarning Fen.

Beautifully presented throughout, the property offers a welcoming entrance hall, a convenient cloakroom, a stylish kitchen/dining room with some integrated appliances and a generous, open-plan lounge which allows access to the rear garden. Upstairs, the master bedroom benefits from its own en suite, accompanied by two further bedrooms and a contemporary family bathroom.

Additional features include a shingle driveway providing ample off-road parking, and a private rear garden enjoying stunning views over the fen - offering a sense of natural tranquillity and fantastic walking routes. Coupled with the accommodation, the property further benefits from the remainder of its NHBC warranty, underfloor heating, solar water heating system, gas fired central heating and double glazed windows throughout.

Local amenities are just a short distance away, making this an ideal home for modern family living. Viewings are highly recommended - NO CHAIN!

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

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

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, underfloor heating and double glazed obscure glass window to front aspect.

Kitchen/Dining Room

18' 6" x 10' 4" (5.64m x 3.15m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, inset 1.5 bowl stainless steel sink with chrome mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with glass splashback and extractor hood over, integrated washing machine, space for free standing fridge freezer, inset ceiling spotlights, under-cabinet lighting, wood effect flooring, underfloor heating, double glazed window to front aspect and open-plan access to;

Lounge

17' 7" x 10' 11" (5.36m x 3.33m)

Wood effect flooring, underfloor heating, TV point, built-in speakers, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

First Floor Landing

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

Master Bedroom

10' 11" x 10' (3.33m x 3.05m)

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

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in tiled shower cubicle, inset ceiling spotlights, wood effect flooring, heated towel rail and double glazed obscure glass window to front aspect.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

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

Bedroom Three

11' 1" x 7' 3" (3.38m x 2.21m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath with tiled background and shower over, shaver point, inset ceiling spotlights, extractor, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The property is situated in a quiet cul-de-sac, set back from the road and approached by a large shingle driveway, offering ample off-road parking. A mature tree adds character and shade to the frontage, while a gated side access leads through to the rear aspect.

The well-manicured, enclosed rear garden features lawn, together with a small patio area, ideal for entertaining or relaxing, and a convenient timber storage shed. The garden enjoys far-reaching views over the stunning Scarning Fen, providing a peaceful and scenic backdrop.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 into the town centre, bearing left at the War Memorial and continue past The George public house down Swaffham Road. Proceed to the bottom of the hill and take the right hand turn into Sandy Lane. Continue, taking the second left hand turn, also Sandy Lane and proceed towards the top. Take the second left hand turn into Dale Road and continue around to the right to the end of the cul-de-sac. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Dale Road, Dereham

- Stylish 3 Bedroom Detached Family-Sized House - NO ONWARD CHAIN!
- Modern Fitted Kitchen/Dining Room
- Generous, Open-Plan Lounge
- Cloakroom, En Suite And Family Bathroom
- Private Rear Garden With Glorious Views Over Scarning Fen
- Ample Off-Road Parking
- Underfloor Heating, Gas Fired Heating And Double Glazed Windows
- Cul-De-Sac Position, Close To Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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:
DRM116911 - 0004

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