



Burns Close, Dereham, NR19 2SE

welcome to

Burns Close, Dereham

A 2 bedroom end-terraced house, offered for sale with NO ONWARD CHAIN, and located within a cul-de-sac close to Dereham town centre. This home is ideal for first time buyers or investors, and boasts a 15' lounge, fitted kitchen, enclosed rear garden, driveway & spacious storage shed. View now!



Description

We are extremely pleased to offer for sale this 2 bedroom end-terraced house, located within a popular development, within reach of Dereham's amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance porch leading through to the entrance hall, fitted kitchen with built-in oven and hob, and a cosy lounge/diner with access to the rear garden. This is complemented on the first floor by the principal bedroom with built-in wardrobes, a further bedroom and the family bathroom suite. Outside, a shingle driveway provides parking, together with a large brick built storage shed to the side aspect and an enclosed, well-presented rear garden.

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!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed window to side aspect and double glazed door opening to;

Entrance Hall

Wooden flooring, built-in storage cupboard, space for free standing fridge freezer, door opening to lounge and opening to;

Kitchen

7' 4" x 7' 1" (2.24m x 2.16m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob, space for washing machine, wooden flooring and double glazed window to front aspect.

Lounge/Diner

15' 9" x 12' 7" (4.80m x 3.84m)

Wooden flooring, spiral staircase rising to first floor landing, electric storage heater, double glazed window to rear aspect and double glazed door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft access and doors opening to both bedrooms and the bathroom.

Bedroom One

10' 7" x 8' 3" (3.23m x 2.51m)

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

Bedroom Two

12' 8" x 7' 4" max (3.86m x 2.24m max)

Fitted carpet flooring, airing cupboard housing hot water tank, electric storage heater and double glazed window to front aspect.

Bathroom

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

Outside

To the front of the property, there is a shingle driveway which provides an off-road parking space, together with access to the brick built storage shed. A hard standing pathway leads to the main entrance.

The privately-enclosed, well-manicured rear garden is laid predominately to lawn with numerous shrub beds and plant borders which add further greenery and pops of colour. The garden is further enhanced by a brickweave seating area, a convenient timber shed, double doors to the brick built storage shed and gated access to the rear passageway.

Storage Shed

Brick build with power, lighting and double doors to front and rear aspects.

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 down Swaffham Road. Turn right into Sandy Lane and proceed to the top, taking the last left hand turn into Wordsworth Drive. Turn left into Burns Close and continue to the end of the road where the property can be found.



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Burns Close, Dereham

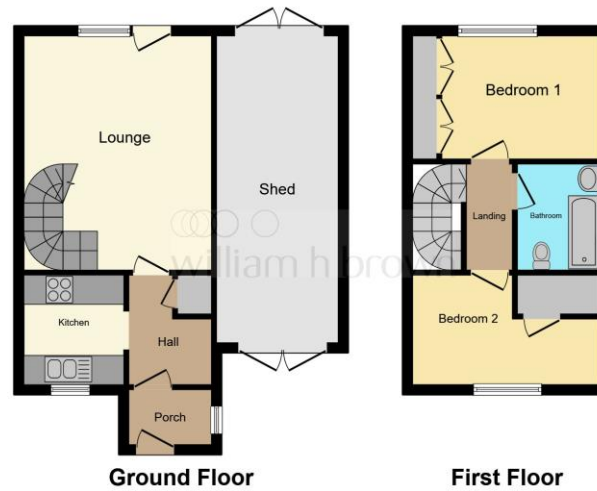
- 2 Bedroom End-Terraced House - No Chain!
- Fitted Kitchen And Bathroom
- Electric Storage Heaters
- Double Glazed Windows
- Private, Well-Manicured Rear Garden
- Driveway Parking And Large Storage Shed
- Perfect For First Time Buyers Or Buy-To-let Investors!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£170,000 - £180,000



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:
DRM114730 - 0003

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