



Cabinet Close, Dereham, NR19 1GB

welcome to

Cabinet Close, Dereham

>> NO ONWARD CHAIN! A well-proportioned 2 bedroom coach house, occupying a 'tucked away' position within a popular development close to town. The property has been recently decorated, and boasts a great-sized lounge, 4-piece bathroom, allocated parking & garage. Viewings are essential!



Description

We are excited to present to the market this well-presented 2 bedroom coach house, occupying a discrete position within a popular development, close by to Dereham town centre amenities and facilities.

Briefly, the internal accommodation comprises; entrance hall with stairs rising to the 18' open-plan living space, complemented by large dual aspect windows which create a bright atmosphere, a fitted kitchen, two bedrooms and the four-piece family bathroom suite. Outside, the property benefits from an allocated parking space and a single garage located beneath the home. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Offered for sale with NO ONWARD CHAIN, and appealing to an assortment of buyers, internal viewings are highly recommended.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Stairs rising to;

Lounge/Diner

18' 5" x 14' 7" (5.61m x 4.45m)

Dual aspect room with fitted carpet flooring, built-in storage cupboard, airing cupboard, two radiators, loft hatch, double glazed windows to front and rear aspects, doors opening to both bedrooms and bathroom, and open-plan access to;

Kitchen

7' 6" x 7' 1" (2.29m x 2.16m)

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

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

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

Bedroom Two

10' 5" x 7' 1" (3.17m x 2.16m)

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

Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is accessed via a public pathway lined with mature trees, creating a welcoming approach. A paved path leads to the main entrance, bordered by established hedging that adds privacy to the frontage. To the side, a passageway provides convenient access to the rear of the property and the garage.

Garage

Up and over door.

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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 150 years from 1 September 2006. The current ground rent is £150 per annum and the service charge is approximately £500.00 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

The garage allocated to the property is held on a leasehold title. Please make further enquiries with your conveyancer.

directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonners Cottage. Continue along onto Mary Unwin Road and to the t-junction. Turn right onto Baxter Row and proceed into Southend. Take the left hand turn into Jentique Close and continue along. Bear right onto Cabinet Close where the property can be found.



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welcome to

Cabinet Close, Dereham

- 2 Bedroom Coach House - No Onward Chain!
- Spacious, Open-Plan Lounge
- Fitted Kitchen And 4-Piece Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Recently Decorated Internally
- Allocated Parking Space And Garage
- Walking Distance To Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000 - £160,000



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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117148 - 0004

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