



Foundry Square, Dereham, NR19 1AL

welcome to

Foundry Square, Dereham

MUST VIEW! An immaculate 2 double bedroom end-terraced home, located within a quiet development close to town centre. The beautifully renovated home boasts an open-plan lounge/diner, fitted kitchen, separate utility, generous garden space, driveway parking & so much more!



Description

William H Brown are excited to present to the market this beautifully renovated home, perfectly blending modern style with charming character, offering a fresh and welcoming living space throughout. The home occupies a non-estate position within easy walking distance of Dereham town centre.

At the heart of the home is a spacious open-plan lounge and dining area, featuring a cozy log burner that adds warmth and a focal point to the room - ideal for relaxing or entertaining. The ground floor layout further includes a well-appointed kitchen and a separate utility room. Upstairs, there are two generously sized double bedrooms, with built-in wardrobes to principal, along with a family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows. Outside, the property boasts fantastic garden space, thoughtfully designed for both enjoyment and practicality, and includes a versatile log cabin, perfect as a home office, studio, or retreat. The addition of driveway parking enhances the convenience of this stylish and move-in ready home.

The Accommodation

Double glazed external entrance door opening to;

Lounge/Dining Room

20' 1" x 11' 4" (6.12m x 3.45m)

Mixture of fitted carpet and wood effect flooring, central log burner with tiled hearth and exposed brick, stairs rising to first floor landing, two radiators, dual aspect double glazed windows to front and side aspects, and sliding door opening to;

Kitchen

11' 9" x 11' (3.58m x 3.35m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset sink with mixer tap, space for electric cooker with concealed extractor over, integrated dishwasher, wall-mounted boiler, vertical radiator, double glazed window to side aspect and opening to;



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Utility Room

10' 2" x 5' 9" (3.10m x 1.75m)

A further range of fitted base units with integrated fridge freezer, space for washing machine, space for tumble dryer, tiled effect flooring, double glazed window to side aspect and double glazed external door opening to the rear garden.

First Floor Landing

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

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Dual aspect room with wood effect flooring, built-in wardrobes, radiator and double glazed windows to side and rear aspects.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

Wood effect flooring, radiator and double glazed window to front aspect.

Bathroom

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

Outside

The exterior of this home offers a wonderful mix of practicality and outdoor space. The frontage is laid to shingle, complemented by numerous plant beds, creating a pleasant first impression. A newly laid shingle driveway to the side provides off-road parking for two vehicles, with easy access to the garden areas.

To the side, you'll find a generous lawned garden featuring raised beds, established shrubs, and a hard-standing area, ideal for seating or storage. The rear garden is designed for low-maintenance living, laid mainly to shingle, and enhanced by a large decking area with pergola, a patio space, and a further section of lawn. The garden is fully enclosed, offering privacy and security, and also benefits from access to a versatile log cabin, perfect for use as a home office, studio, or summer retreat.

Log Cabin

Equipped with power and lighting. Double doors and double glazed window to front.

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 down Church Street, bearing left at Bishop Bonners Cottage and continue onto Mary Unwin Road. Bear around to the left and at the t-junction, turn left onto Baxter Row. At the mini round-a-bout, take the right hand turn onto London Road and proceed along. Just before the next mini round-a-bout, turn right into Foundry Square. Continue to the far end and proceed on foot along the front of the terrace where the property can be found on the left hand side.

welcome to

Foundry Square, Dereham

- Inviting 2 Double Bedroom End-Terraced House
- Renovated And Modernised Throughout
- Charming 20' Lounge/Dining Room
- Stylish Fitted Kitchen And Separate Utility
- Fantastic Garden Space
- Adaptable Log Cabin
- Bespoke Driveway Providing Off-Road Parking
- Non-Estate Location, Close to Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



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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