



**St. Nicholas Street, Dereham, NR19 2BS**



**welcome to**

**St. Nicholas Street, Dereham**

Step inside this delightful period property, located within easy walking distance of Dereham town centre. This Victorian home is brimming with charm, and boasts 2 double bedrooms, 2 generous reception rooms, modern galley kitchen, ample storage space & a private courtyard garden!



## Description

We are delighted to welcome to the market this charming Victorian two double bedroom property, which is ideally located in the heart of town, combining period character with modern convenience. Boasting a wealth of original features, the home showcases ample storage space and charming fireplaces throughout.

The welcoming lounge is a cosy retreat, complete with an open fireplace the adds ambiance, while the separate dining room features a striking period fireplace - perfect for entertaining or relaxed family meals. A style, modern galley kitchen with complete with wooden work tops, complemented by a practical utility area with versatile use. Upstairs, both double bedrooms are generously-proportioned and include built-in storage, while the unique layout leads to the bathroom via the second bedroom.

To the rear, a small enclosed courtyard provides a private outdoor space, ideal for morning coffee or evening relaxation. This character-filled home perfectly balances historic charm with modern living in a sought-after town centre location.

## The Accommodation

Double glazed external door opening to;

### Lounge

12' max x 11' 4" max ( 3.66m max x 3.45m max )

Wooden flooring, central open fireplace with tiled hearth and wooden mantel, built-in double storage cupboards, radiator, double glazed window to front aspect and door opening to;

### Inner Hallway

Wooden flooring, stairs rising to first floor landing and door opening to;

### Dining Room

10' 3" x 11' 4" ( 3.12m x 3.45m )

Wood effect flooring, central feature fireplace with tiled heath and exposed brick surround, under stairs storage cupboard, further built-in storage cupboard, radiator, double glazed window to rear aspect and door opening to;

### Kitchen

16' 8" x 5' 3" ( 5.08m x 1.60m )

A modern range of wall and floor mounted base units with complementary wooden work tops over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven with inset gas hob, space for dishwasher, space for free standing fridge freezer, tiled flooring, radiator, two double glazed windows to side aspect and double glazed door opening to;

### Utility Room

6' 3" x 4' 8" ( 1.91m x 1.42m )

Tiled flooring, space for washing machine and double glazed external door opening to the rear courtyard garden.

### First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms.

### Principal Bedroom

12' max x 11' 4" max ( 3.66m max x 3.45m max )

Fitted carpet flooring, built-in wardrobe, feature fireplace with wooden mantle, radiator and double glazed window to front aspect.

### Bedroom Two

11' 4" max x 10' 1" max ( 3.45m max x 3.07m max )

Fitted carpet flooring, built-in cupboard housing boiler, loft access, radiator, double glazed window to rear aspect and door with steps down opening to;

### Bathroom

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

### Outside

Tucked quietly at the rear of the home, the small rear courtyard offers a private outdoor retreat. Enclosed by timber fencing and brick walling, it provides both seclusion and a cosy atmosphere. Convenient storage is provided by a timber storage shed. There is a right of way in the garden for the removal of bins.

## 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:

Leaving Dereham town centre via Wellington Road, turn left into St Nicholas Street. The property can then be found on the left hand side, identified by our William H Brown 'For Sale' board.



**view this property online** [williamhbrown.co.uk/Property/DRM117363](http://williamhbrown.co.uk/Property/DRM117363)



welcome to

## St. Nicholas Street, Dereham

- Charming Victorian Mid-Terraced Home
- Offers 2 Double Bedrooms With Built-In Wardrobes
- 2 Generous Reception Rooms With Numerous Period-Style Features
- Stylish Galley Kitchen And Separate Utility Space
- Three-Piece Family Bathroom Suite
- Gas Fired Central Heating And Double Glazed Windows
- Private, Courtyard Style Rear Garden
- Dereham Town Centre Amenities On Your Doorstep

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£160,000**



Total floor area 75.4 m<sup>2</sup> (812 sq.ft.) approx

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.focallagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM117363](http://williamhbrown.co.uk/Property/DRM117363)



Property Ref:  
DRM117363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**