



Sandy Lane, Dereham, NR19 2EE

welcome to

Sandy Lane, Dereham

VIEW NOW! A well-presented 2 double bedroom semi-detached house, located within easy walking distance of Dereham amenities. Boasting a charming lounge with open fire, modern kitchen/diner & bathroom, conservatory, private, well-proportioned garden, sufficient off-road parking & more!



Description

We are pleased to welcome to the market this welcoming 2 double bedroom semi-detached house, located within a well-connected development, close by to Dereham town centre.

Briefly, the ground floor accommodation comprises; sizeable lounge with open fireplace, modern fitted kitchen/diner complemented by a breakfast bar and timber conservatory with flexible use and access to the rear garden. This is complemented on the first floor by two great-sized double bedrooms, with built-in wardrobes to the principal bedroom, alongside the family bathroom suite.

Outside, a brickweave driveway provides off-road parking space, together with an enclosed rear garden, laid predominately to lawn, enhanced by mature shrubs, seating space and a pergola. Coupled with the accommodation, the property further benefits from an eco-friendly setup featuring 10 solar panels and 3.2 kWh battery storage system, with the financing agreement having 5 years remaining, gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers, this property must be viewed!

The Accommodation

Double glazed external entrance door opening to;

Lounge

15' 5" x 13' 3" (4.70m x 4.04m)

Wood effect flooring, stairs rising to first floor landing, central open fireplace with tiled hearth and wooden mantle, radiator, double glazed bay window to front aspect, double glazed window to side aspect and door opening to;

Kitchen/Dining Room

18' 7" x 8' 11" (5.66m x 2.72m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, breakfast bar, pantry, wood effect flooring, two double glazed windows to rear aspect and double glazed patio doors opening to;

Conservatory

18' 2" x 7' 5" (5.54m x 2.26m)

Timber build with wooden flooring, double glazed windows to the rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Wood effect flooring, airing cupboard housing hot water tank, double glazed window to side aspect and doors opening to both bedrooms and the family bathroom.

Bedroom One

15' 4" x 9' 11" (4.67m x 3.02m)

Wood effect flooring, built-in wardrobes, radiator and two double glazed windows to front aspect.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, roll top bath, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached from the road via a brickweave driveway which provides sufficient off-road parking space. The remainder of the frontage is laid to lawn, complemented by a mature tree which adds shade and privacy.

The privately-enclosed rear garden is laid predominately to lawn, enhanced by numerous plant borders, mature shrubberies and trees. A paved patio area is ideal for outdoor entertaining, dining or relaxing, complemented by a charming pergola. A convenient shed provides storage space while gated access leads to the front aspect.

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 Dereham town centre take Swaffham Road, heading towards Scarning, then turn right into Sandy Lane. Pass the local public house and green play space before turning left into an offshoot of Sandy Lane where the property can be found, identified by our William H Brown 'For Sale' board.



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welcome to

Sandy Lane, Dereham

- 2 Double Bedroom Semi-Detached House
- Modern Fitted Kitchen/Dining Room
- Lounge And Conservatory Rooms
- Stylish Bathroom With Roll Top Bath
- Gas Fired Central Heating, Double Glazed Windows & Solar Panels
- Enclosed, Generous Rear Garden
- Sufficient Off-Road Parking
- Popular Location, Close To Town

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£210,000



Total floor area 84.1 m² (905 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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117017 - 0003

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