



Oak Road, Dereham, NR20 3GQ

welcome to

Oak Road, Dereham

An inviting 3 bedroom semi-detached house, located within a sought-after development within reach of local amenities and facilities. The well-presented, modern home boasts an integrated fitted kitchen, lounge, attractive garden room, master bedroom en suite, enclosed garden & driveway parking!



Description

We are excited to present to the market this beautifully presented, neutrally decorated 3 bedroom semi-detached house, located within a highly-regarded edge of town development, still offering easy access to Dereham town centre, bus routes and A47 routes.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to first floor landing, cloakroom w.c, modern fitted kitchen with a range of integrated appliances, inviting lounge and garden room which offers an abundance of natural lighting. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further bedrooms and the family bathroom suite.

Outside, a driveway provides tandem off-road parking for 2 cars, together with an enclosed rear garden which offers space for outside entertaining alongside a convenient workshop equipped with power and lighting. coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout.

Presented in excellent decorative order, internal viewing strongly recommended to fully appreciate the accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator and doors opening to the kitchen, lounge and further door to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring and radiator.

Kitchen

11' 3" x 10' 3" (3.43m x 3.12m)

A stylish range of high gloss white wall and floor mounted 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 stainless steel splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, tiled flooring, radiator and double glazed window to front aspect.

Lounge

15' 5" x 12' 5" (4.70m x 3.78m)

Fitted carpet flooring, radiator and double glazed patio doors with side panels opening to;

Garden Room

13' 4" x 10' (4.06m x 3.05m)

Brick and UPVC build with wood effect flooring, inset ceiling spotlights, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft access and doors opening to all bedrooms and family bathroom suite.

Master Bedroom

11' 8" x 9' 2" (3.56m x 2.79m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

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

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

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

Bedroom Three

12' 1" x 6' 7" (3.68m x 2.01m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled effect flooring and heated towel rail.

Outside

The property is approached by a hard standing driveway which provides tandem off-road parking. The remainder of the landscaped front is laid to lawn with attractive shingle borders and a paved pathway leading to the main entrance.

Stepping out to the rear, the enclosed garden is laid predominately to well-tended lawn with a paved patio seating area, ideal for outdoor entertaining and dining within the warmer months of the year. The garden is further enhanced by plant borders, a convenient workshop equipped with power and lighting, an external socket and gated access to the front aspect.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, 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.



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welcome to Oak Road, Dereham

- Modern 3 Bedroom Semi-Detached House
- Stylish Fitted Kitchen With Integrated Appliances
- Bright And Airy Garden Room
- Master Bedroom En Suite
- Enclosed Rear Garden With Workshop
- Tandem Off-Road Parking
- Well-Regarded, Edge Of Town Development

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£255,000 - £275,000



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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Property Ref:
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