



Boton Drive, Dereham, NR19 2HG

welcome to

Boton Drive, Dereham

>> IMMACULATE THROUGHOUT & CHAIN FREE! Introducing this refurbished 3 bedroom mid-terraced house, located within a popular residential area within easy reach of Dereham amenities. This modern home boasts an open-plan kitchen/diner, south-facing rear garden & en-bloc garage with parking space!



Description

We are delighted to welcome to the market this charming 3 bedroom mid-terraced house which combines timeless appeal with a fresh, modern design. Recently refurbished throughout, this property now features a stylish, open-plan space with neutral tones and contemporary finishes.

In brief, the internal ground floor accommodation comprises; inviting entrance porch, welcoming lounge with stairs rising to the first floor landing and an open-plan kitchen/dining room with space for appliances which also offers an abundance of natural lighting. This is complemented on the first floor by three great-sized bedrooms and the family bathroom which offers an elegant design with quality fittings.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an en-bloc garage for convenience with parking space, together with a well-manicured, south-facing rear garden, ideal for outside entertaining and hosting friends and family.

With its blend of modern sophistication and thoughtful refurbishments, this home offers the perfect balance of comfort and style. NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Fitted carpet flooring and door opening to;

Lounge

16' 7" x 11' (5.05m x 3.35m)

Wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect and door opening to;

Kitchen/Dining Room

16' 8" x 9' 9" (5.08m x 2.97m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink with brushed gold mixer tap, decorative tiled splashbacks, space for electric cooker, extractor hood over, space for fridge freezer, space for dishwasher, space for washing machine, wall-mounted boiler, wood effect flooring, inset ceiling spotlights, radiator, two double glazed windows to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard loft access and doors opening to all bedrooms and bathroom.

Bedroom One

13' x 9' 9" (3.96m x 2.97m)

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

Bedroom Two

14' x 8' 1" (4.27m x 2.46m)

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

Bedroom Three

11' max x 9' 4" (3.35m max x 2.84m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The front of the property is laid to shingle, for ease of maintenance, together with a paved pathway leading to the main entrance and side passageway, and mature hedging partially enclosing the home and providing privacy.

The enclosed rear garden is laid predominantly to lawn with a charming decking area, perfect for outside entertaining, dining and relaxing within the warmer months of the year.

En Bloc Garage

Up and over door to front.

Agents Note

There is a easement on the title please enquire with the branch.

Location

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

directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Follow the road over controlled crossing and bear left into Theatre Street. Turn left into Cemetery Road and continue to the top of this road. Turn left into Highfield Road and turn left into Boton Drive. The property can be found on the left hand side.



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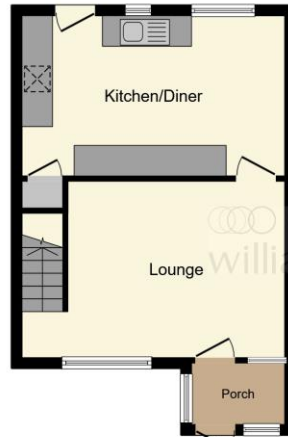
- **NO ONWARD CHAIN**
- GUIDE PRICE £220,000-£230,000
- Refurbished 3 Bedroom Mid-Terraced House
- Beautifully Presented Throughout
- Stylish, Open-Plan Kitchen/Dining Room
- Modern Fitted Bathroom Suite
- Enclosed, South-Facing Rear Garden with Decking Space
- Convenient En-Bloc Garage With Parking Space
- Popular Location, Close To Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Guide price

£220,000 - £230,000



Ground Floor



First Floor

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:
DRM117068 - 0003

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.

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