



**South Green, Dereham, NR19 1PS**



**welcome to**

## **South Green, Dereham**

>> NO ONWARD CHAIN! A spacious 4 bedroom end-terraced town house, located within easy reach of local amenities. The property is set over three floors and is perfect for multi-generational living, boasting an integrated kitchen, lounge, en suite, low-maintenance garden, allocated parking & garage!



## Description

We are pleased to present to the market this well-proportioned 4 bedroom end-terraced town house, thoughtfully designed across three levels to offer ample and versatile living space. The property sits within a popular development and is conveniently located within reach of Dereham town centre.

Briefly, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen with a range of integrated appliances and a welcoming lounge with double doors leading to the rear garden. This is complemented on the first floor by two bedrooms and the family bathroom. On the second floor, you'll find the master bedroom with en suite shower room and the final bedroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a fully enclosed, low-maintenance rear garden which provides a great space for outside seating, together with an en bloc garage and allocated parking space.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to kitchen and lounge, and further door opening to;

### Cloakroom

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

### Kitchen

7' 10" max x 15' 11" ( 2.39m max x 4.85m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, tiled flooring, inset ceiling spotlights, radiator and double glazed window to front aspect.

### Lounge

12' 9" x 14' 6" ( 3.89m x 4.42m )

Fitted carpet flooring, radiator, double glazed window to side aspect and double glazed patio doors with side panels opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, stairs rising to second floor landing, radiator, double glazed windows to front and side aspects, doors opening to bedrooms two and four, and door opening to family bathroom.

### Bedroom Two

12' 10" x 12' 5" ( 3.91m x 3.78m )

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

### Bedroom Four

6' 2" x 11' 1" ( 1.88m x 3.38m )

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

### Family Bathroom

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

### Second Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to remaining bedrooms.

### Master Bedroom

15' 5" max x 12' 11" max ( 4.70m max x 3.94m max )

Fitted carpet flooring, radiator, double glazed windows to side and rear aspects and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring and radiator.

### Bedroom Three

9' 2" x 11' 9" ( 2.79m x 3.58m )

Fitted carpet flooring, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

## Outside

To the front, a bordered patio pathway leads to the entrance, shared with neighbouring homes. Mature plants and shrubs provide a sense of privacy, all enclosed by decorative wrought iron railings for a secure approach.

The garden is arranged with low-maintenance shingle and a decking area, ideal for outdoor seating. The space is fully enclosed by timber fencing for privacy and features gated access to the single en bloc garage for added convenience.

## En Bloc Garage

Up and over door to front.

## Agents Note

We understand this property is subject to an annual management charge of approximately £350.00 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

## Agents Note

The garage allocated to the property is held on a leasehold title. We understand there is a charge of £50.00 per annum. Please make further enquiries with your conveyancer.

## 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.



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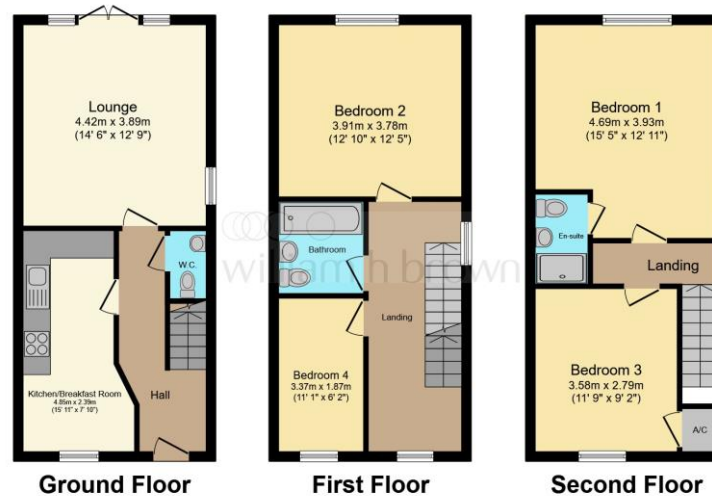
- Three Storey, 4 Bedroom Town House
- Fitted Kitchen With Integrated Appliances
- Master Bedroom En Suite
- Low-Maintenance, Private Rear Garden
- Allocated Parking Space And En Bloc Garage
- Walking Distance From Dereham Town Centre
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£260,000 - £270,000**



Total floor area 113.0 m<sup>2</sup> (1,217 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



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Property Ref:  
DRM117158 - 0002

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