



Townshend Road, Dereham, NR19 2YD

welcome to

Townshend Road, Dereham

An extremely well-presented 4 bedroom detached house, located within this highly-regarded development close to Dereham town centre. The generous & adaptable home boasts 3 reception rooms, modern kitchen/breakfast room, en suite, well-tended rear garden, driveway, garage & more!



Description

William H Brown are pleased to welcome to the market this well-proportioned 4 bedroom detached family-sized house, occupying a tucked-away position within a highly-regarded development, just a short distance from Dereham town centre amenities.

The property welcomes you by an entrance hall with stairs rising to the first floor landing, cloakroom w.c, inviting lounge with access to the rear garden, formal dining room, adaptable study which could also serve as a home office/play room and a stylish fitted kitchen/breakfast room with some integrated appliances. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further bedrooms and the family bathroom suite.

Outside, there is a brickweave driveway which provides tandem off-road parking and access to the single garage, together with a privately-enclosed, well-tended rear garden which provides the perfect space for outside relaxing and enjoyment. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Internal viewing is essential to fully appreciate the size and location of the accommodation offered for sale.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to the lounge, dining room, study, kitchen/breakfast room and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashback, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

16' 10" x 11' 2" (5.13m x 3.40m)

Wood effect flooring, fireplace surround, radiator, double glazed window to rear aspect and double glazed sliding patio doors opening to the rear garden.

Dining Room

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

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

Study

9' 8" x 7' (2.95m x 2.13m)

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

Kitchen/Breakfast Room

17' 3" x 10' 10" (5.26m x 3.30m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset double butler sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated fridge, space for washing machine, tiled flooring, radiator, double glazed dual aspect windows to side and rear aspects, and double glazed external door opening to the side aspect.

First Floor Landing

Fitted carpet flooring, radiator, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 2" x 11' 7" (3.71m x 3.53m)

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

En Suite

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

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

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

Bedroom Three

8' 9" x 8' (2.67m x 2.44m)

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

Bedroom Four

9' 1" x 6' 10" (2.77m x 2.08m)

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, paneling, shaver point, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The front of the property is approached by a shared brickweave driveway which further leads to the homes own brickweave driveway, providing tandem off-road parking and access to the single garage. The remainder of the frontage is laid to lawn, complemented by a paved pathway which leads to the main entrance.

The private rear garden is landscaped, featuring a lawn area framed by slate walkways, patio seating space - ideal for outdoor entertaining and dining, well-stocked plant borders, a convenient storage shed for added convenience, side gate leading to the driveway and personal door access to the garage.

Garage

15' x 9' 4" (4.57m x 2.84m)

Power, lighting, personal door to side and up and over door to front.



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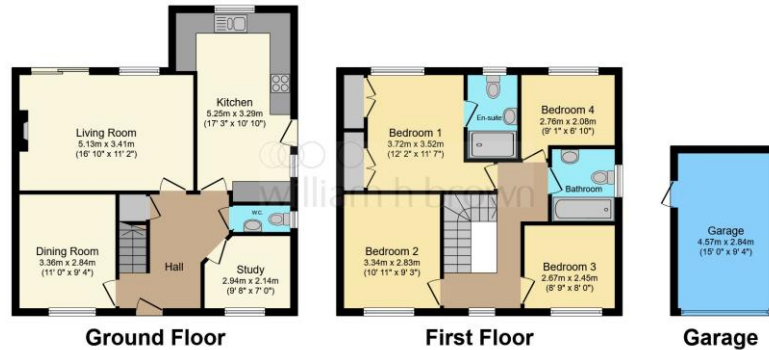
- Spacious 4 Bedroom Detached Family House
- 3 Reception Rooms, Including A Versatile Study
- Modern Kitchen/Breakfast Room
- Master Bedroom En Suite Shower Room
- Gas Fired Central Heating And Double Glazed Windows
- Private, Well-Manicured Rear Garden
- Tandem Driveway And Single Garage
- Sought-After Development In Dereham

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£375,000



Total floor area 128.7 m² (1,385 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:
DRM117447 - 0004

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