



Wallace Close, Dereham, NR19 2XR

welcome to

Wallace Close, Dereham

>> NO ONWARD CHAIN! A generous 4 bedroom detached family home, positioned at the bottom of a cul-de-sac, close to Dereham town centre. The home boasts solar panels, 2 reception rooms, fitted kitchen & utility, en suite, south-facing rear garden, ample parking & detached double garage!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, double glazed window to side aspect, doors opening to lounge, dining room, kitchen and further door to;

Cloakroom

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

Lounge

19' 3" x 10' 6" (5.87m x 3.20m)
Dual aspect room with wood effect flooring, central gas fireplace with tiled hearth and decorative surround, two radiators, double glazed window to front aspect and double glazed sliding patio doors opening to the rear garden.

Dining Room

10' 10" x 9' 1" (3.30m x 2.77m)
Wood effect flooring, radiator and double glazed window to front aspect.

Kitchen

9' 9" x 9' 1" (2.97m x 2.77m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with stainless steel splashback and concealed extractor, space for fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear aspect and opening to;

Utility Room

5' 9" x 4' 11" (1.75m x 1.50m)
A matching fitted base unit with complementary rolled edge work surface, inset stainless steel sink with mixer tap, tiled splashbacks, space for free standing fridge freezer, space for tumble dryer, tiled flooring, radiator and double glazed external door opening to the rear garden.

First Floor Landing

Wood effect flooring and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 10" x 8' 7" (3.91m x 2.62m)
Wood effect 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, walk-in shower cubicle, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Bedroom Two

14' 8" x 8' 7" (4.47m x 2.62m)
Wood effect flooring, built-in wardrobes, airing cupboard housing hot water tank, radiator and two double glazed windows to front aspect.

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)
Wood effect flooring, radiator and double glazed window to rear aspect.

Bedroom Four

7' 11" x 7' 5" (2.41m x 2.26m)
Wood effect 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 flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property occupies a tucked-away, cul-de-sac position and is approached by a brickweave driveway, which provides sufficient off-road parking and access to the detached double garage. The remainder of the frontage is laid to well-tended lawn, enhanced by a mature tree and a paved pathway which leads to the main entrance and side gate.

The enclosed, good-sized rear garden is laid predominately to lawn with a paved patio seating area, ideal for outdoor entertaining and dining within the warmer months. The rear is enhanced by mature trees for added greenery, further gated access to the front aspect and personal door access to the double garage.

Detached Double Garage

18' 1" x 16' 5" (5.51m x 5.00m)
Power, lighting, personal door from garden and two up and over doors to front.

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.

directions to this property:

From William H Brown Dereham office, proceed through the Market Place, bearing left at the War Memorial and continue down Swaffham Road. Turn right into Sandy Lane and proceed, turning left into Girling Road and at the t-junction, turn left into Wavell Road. Continue into Dunlop Road and take the right hand turn into Wallace Close. Continue to the end of the road, where the property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Wallace Close, Dereham

- Spacious 4 Bedroom Detached House - No Onward Chain
- Impressive 19' Lounge And Formal Dining Room
- Fitted Kitchen And Separate Utility
- Cloakroom, En Suite And Family Bathroom
- Enclosed, Good-Sized Rear Garden
- Sufficient Driveway Parking And Double Garage
- Cul-De-Sac Position, Within Easy Reach Of Local Amenities

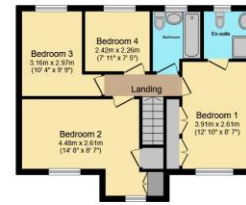
Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£350,000 - £375,000



Ground Floor



First Floor



Garage

Total floor area 132.7 m² (1,429 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:
DRM115813 - 0003

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