



Cecil Road, Dereham, NR20 4AN

welcome to

Cecil Road, Dereham

A fantastic, detached chalet home located close to town, featuring open-plan kitchen/lounge with oak flooring and multi-fuel burner, 2 flexible bedrooms, stylish shower room, versatile 32' loft room with cloakroom, low-maintenance gardens, driveway parking & garage.



Description

This detached chalet-style home offers a unique blend of modern living and charm, positioned just a short distance from the town centre for convenient access to local amenities.

Beautifully presented, the home opens into a welcoming entrance hall leading through to a bright open-plan kitchen and lounge, featuring oak flooring and a cosy multi-fuel burner that adds warmth and charm. The property offers two ground-floor bedrooms, with adaptable space ideal for guests, home working, or hobbies, alongside a stylish and contemporary shower room.

Upstairs, a generous 32' loft room provides versatile accommodation, complete with a cloakroom, making it perfect for use as an additional bedroom, office, or creative space.

Outside, the low maintenance gardens provide space to relax and enjoy the outdoors, while a driveway and garage offer off-road parking and storage. The property also benefits from pinewood flooring to the bedrooms and loft space, electric heating and double glazed windows throughout.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Oak flooring, built-in storage cupboard and access to all ground floor rooms.

Kitchen

13' 10" x 9' 11" (4.22m x 3.02m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood above, space for free standing fridge/freezer, plumbing available for dishwasher and washing machine, oak flooring, ceiling spotlights, UPVC double glazed window to rear aspect, UPVC double glazed door opening to the rear garden and open plan access opening to;

Lounge

15' 8" x 10' 6" (4.78m x 3.20m)

Oak flooring, multi-fuel burner, ceiling spot lights, electric storage heater and UPVC double glazed window to front aspect.

Bedroom

10' 8" x 9' 11" (3.25m x 3.02m)

Pinewood flooring, electric storage heater and UPVC double glazed window to rear aspect.

Reception Room/Bedroom

11' 8" x 10' 9" (3.56m x 3.28m)

Pinewood flooring, electric storage heater, stairs rising to first floor landing and UPVC double glazed window to front aspect.

Shower Room

Tiled three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, heated towel rail, tiled flooring and UPVC double glazed obscure glass window to rear aspect.

Loft Room

32' 1" x 11' 2" (9.78m x 3.40m)

Pinewood flooring, eaves storage, inset ceiling spotlights, electric storage heater, two Velux windows to rear aspect and door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit and tiled flooring.

Outside

The front of the property is approached via a driveway which provides off road parking and access to the garage. The remainder of the front is laid to shingle for ease of maintenance and benefits from decorative flower beds.

The enclosed, low maintenance rear of the property is laid to shingle with a paved patio and decking seating area, perfect for entertaining friends and family, together with personal door access to the garage.

Garage

Power, lighting, storage space above and up and over door to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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. Continue over the pedestrian crossing onto Wellington Road and proceed over the next set of traffic lights onto Neatherd Road. Continue along, taking the third right hand turn into Cecil Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to Cecil Road, Dereham

- Modern 2 Bedroom Detached Chalet Property
- Offers Versatile Living Accommodation
- Contemporary Style, Open-Plan Kitchen/Lounge Area
- Impressive Loft Room With Cloakroom W.C
- Stylish Ground Floor Shower Room
- Private, Low-Maintenance Garden
- Driveway Parking And Single Garage
- Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£240,000



Total floor area 108.1 m² (1,164 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:
DRM117364 - 0002

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