



Whitebeam Way, Dereham, NR20 3UT

welcome to

Whitebeam Way, Dereham

>> 75% SHARED OWNERSHIP HOME! An immaculate 3 bedroom detached house, built in 2024 and located within a well-established development, close by to local amenities. Boasting the remainder of its NHBC warranty, stylish integrated kitchen/diner, en suite, private garden, driveway parking & more!



Description

A fantastic opportunity to purchase this beautifully presented 3 bedroom detached house, available on a 75% shared ownership basis. Built in 2024 by Taylor Wimpey, this contemporary style home is located within a newly developed, expanding residential area in Dereham, situated within easy reach of local amenities, facilities, schools, bus routes and A47 routes.

In brief, the internal ground floor accommodation comprises; entrance hall, welcoming lounge, modern fitted kitchen/diner with integrated appliances and French doors opening to the rear, and the convenient cloakroom w.c. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms and the family bathroom suite.

Outside, there is a hard standing driveway which provides tandem off-road parking, together with an enclosed, well-manicured rear garden which offers space for outdoor entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows throughout and the remainder of its NHBC warranty guarantee.

Internal viewing is essential to fully appreciate the accommodation offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator and door opening to;

Lounge

13' 10" x 13' (4.22m x 3.96m)
Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

Kitchen/Diner

16' 8" x 9' 5" (5.08m x 2.87m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, built-in eye-level electric double oven, inset gas hob with splashback and concealed extractor over, integrated dishwasher, integrated fridge freezer, integrated washing machine, wood effect flooring, built-in storage cupboard, radiator, double glazed window to rear aspect, double glazed French doors opening to the rear garden and door opening to;

Cloakroom

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

First Floor Landing

Fitted carpet flooring, radiator and doors opening to all bedrooms and family bathroom.

Master Bedroom

13' x 11' 5" (3.96m x 3.48m)

Fitted carpet flooring, 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, tiled splashbacks, walk-in tiled shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

Bedroom Two

9' 3" x 8' 10" (2.82m x 2.69m)

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

Bedroom Three

12' 8" x 7' 1" (3.86m x 2.16m)

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, tiled splashbacks, panelled bath with shower over, wood effect flooring and radiator.

Outside

To the side of the property, there is a hard standing driveway which provides tandem off-road parking for two cars. The front of the home is landscaped with lawn and plant borders, alongside steps which rise to the main entrance and a timber gate to the side which provides access to the rear garden.

Stepping out to the good-sized rear, the garden is laid predominately to lawn with a paved patio seating area and timber fencing which encloses the home for privacy and security.

Agents Note

Please note the listing price shown of £217,500 is a 75% share, based on the full market value of £290,000. We understand the property is leasehold. The lease length is 999 years from 2024. The current ground rent is £2,820 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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.



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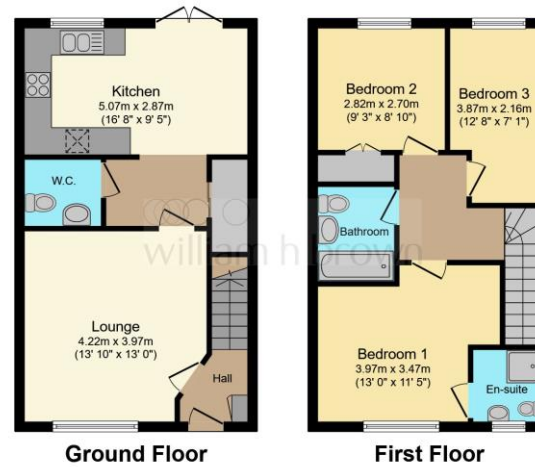
- **75% SHARED OWNERSHIP**
- Modern 3 Bedroom Detached House
- Contemporary, Integrated Kitchen/Diner
- Cloakroom, Master En Suite And Family Bathroom
- Remaining NHBC Warranty
- Gas Fired Central Heating And Double Glazed Windows
- Private Rear Garden And Tandem Driveway Parking
- Well-Regarded Development, On The Edge Of Town

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 2820.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 85.9 m² (924 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

£217,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117408 - 0002

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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