

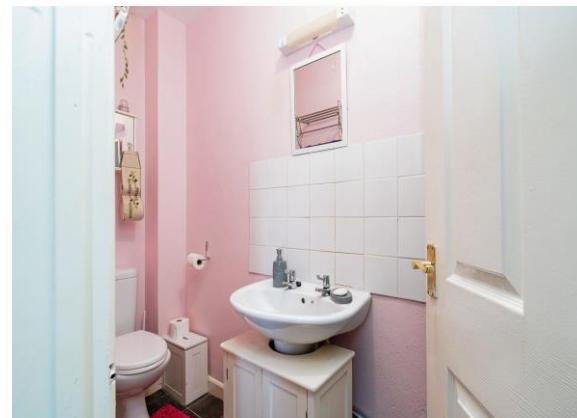


**Norwich Road, Dereham NR20 3AR**

welcome to

## Norwich Road, Dereham

A deceptively spacious 3 bedroom mid-terraced house, located along this highly-regarded road, within walking distance of town centre amenities. The property boasts 2 reception rooms, conservatory, fitted kitchen, master bedroom en suite, enclosed rear garden, sufficient off-road parking & more!!



## **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Porch**

Wood effect flooring, double glazed windows to front and side aspects, and door opening to;

### **Lounge**

15' x 12' 5" ( 4.57m x 3.78m )

Wood effect flooring, central feature fireplace with tiled hearth and decorative surround, radiator, double glazed bay window to front aspect and door opening to;

### **Inner Hallway**

Fitted carpet flooring, stairs rising to first floor landing and door opening to;

### **Dining Room**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Wood effect flooring, under stairs storage cupboard, radiator, window to rear aspect and door opening to;

### **Kitchen**

11' 9" x 7' 7" ( 3.58m x 2.31m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob, space for dishwasher, space for free standing fridge freezer, wood effect flooring, radiator, double glazed window to rear aspect and door opening to;

### **Conservatory**

13' x 3' 4" ( 3.96m x 1.02m )

UPVC and brick build with tiled effect flooring, space for washing machine and tumble dryer, double glazed window to side aspect and double glazed external door opening to the rear garden.

### **First Floor Landing**

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

### **Master Bedroom**

12' 8" x 11' 4" ( 3.86m x 3.45m )

Fitted carpet flooring, airing cupboard, radiator, two double glazed windows 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 shower cubicle, tiled effect flooring, shaver light, loft access and radiator.

### **Bedroom Two**

11' 9" x 7' 8" ( 3.58m x 2.34m )

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

### **Bedroom Three**

7' 2" x 7' 1" ( 2.18m 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, tiled effect flooring, radiator and obscure glass window to rear aspect.

### **Outside**

The front of the property is approached by a shingle driveway which provides off-road parking for up to three cars, together with an archway which leads to the rear aspect.

The enclosed rear garden is laid predominantly to lawn with a paved patio seating area, ideal for outside entertaining during the warmer months of the year. Shingle borders enhance the property and offer low maintenance, whilst a timber shed provides convenient storage space.

### **Agents Note**

There is a  
easement on the title  
please enquire with the  
branch.

## **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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welcome to

## Norwich Road, Dereham

- GUIDE PRICE £200,000-£220,000
- 3 Bedroom Mid-Terraced House
- 2 Reception Rooms And Conservatory
- Well-Presented Throughout
- En Suite Facilities And Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£200,000**



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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.



Property Ref:  
DRM117067 - 0006

### directions to this property:

From William H Brown Dereham office, proceed into the town centre, bearing right at the War Memorial and continue over the controlled crossing into Wellington Road. Continue along this road into Neatherd Road, proceed straight over the traffic lights onto Crown Road and at the t-junction, take the left hand turn onto Norwich Road. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

 william h brown



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