



Sheldrick Place, Dereham, NR19 1JD

welcome to

Sheldrick Place, Dereham

A 3 bedroom detached house, occupying a prominent corner plot position within access to Toftwood's local amenities. The home boasts a 19' lounge/diner, ground floor cloakroom, well-stocked, vibrant gardens surrounding, driveway parking, detached garage & solar features!



Description

Occupying a non-estate, generous corner plot within a well-regarded area of Toftwood, this three-bedroom home presents a fantastic opportunity to enhance and personalise.

The property begins with a welcoming entrance hall, cloakroom, and a kitchen with space for appliances. The heart of the home is the spacious open-plan lounge/diner, which is dual-aspect, allowing for plenty of natural light and flexibility in layout.

Upstairs, the first-floor landing leads to three good-sized bedrooms and a family bathroom. Outside, the home benefits from a wrap-around garden filled with well-stocked planting, while the private rear garden includes a shed, heated greenhouse, and pond, creating a relaxing outdoor retreat.

Further benefits include a driveway for 2 cars, detached garage, and eco-conscious features such as solar panels and solar water system. A fantastic home with space and scope in a sought-after location, ideal for buyers looking to add their own touch.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stair storage cupboard, radiator, double glazed obscure glass window to front aspect, doors opening to kitchen, lounge/diner and further door to;

Cloakroom

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

Kitchen

10' 4" x 8' 9" (3.15m x 2.67m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric oven, space for fridge freezer, space for washing machine, tiled flooring, wall-mounted boiler, water softener, double glazed window to front aspect and double glazed external door opening to the side aspect.

Lounge/Diner

19' 11" x 14' (6.07m x 4.27m)

Dual aspect room with fitted carpet flooring, radiator, double glazed window to side aspect and double glazed sliding patio doors opening to the side aspect.

First Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Bedroom One

13' 11" x 10' 7" (4.24m x 3.23m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to side aspect.

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

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

Bedroom Three

11' 1" x 7' 11" (3.38m x 2.41m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, vinyl flooring, airing cupboard housing hot water tank and double glazed obscure glass window to front aspect.

Outside

The home occupies a generous corner plot, screened by mature plants and hedging that wrap around the boundary, offering privacy and greenery. The front garden is laid to lawn, complemented by a pathway leading to the front door and gated side access. To the side, a brickweave driveway provides off-road parking for two cars and leads to a detached garage.

The well-stocked, private rear garden offers a peaceful and private outdoor retreat, featuring a neatly kept lawn, patio seating area, and a charming pond adding to natural ambience. A shed with power and lighting, along with a heated greenhouse, provides excellence space for hobbies and storage. A pathway leads conveniently to the detached garage, enhancing the gardens practicality.

Garage

16' 5" x 8' 6" (5.00m x 2.59m)

Power, lighting, window to rear, personal door access from garden and up and over door to front.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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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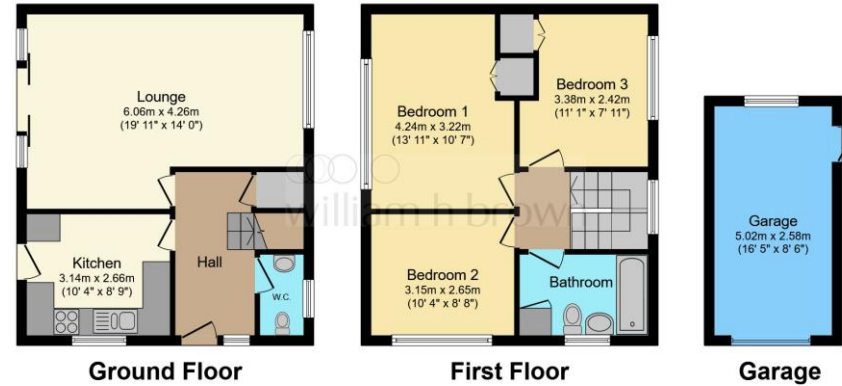
welcome to

Sheldrick Place, Dereham

- 3-Bed Detached House, Occupying A Corner Plot
- Spacious, Dual Aspect Lounge/Diner
- Cloakroom And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Eco-Friendly Features Including Solar Panels And Solar Water
- Well-Stocked Gardens Surrounding
- Driveway Parking And Detached Garage
- Non-Estate Position With Local Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



Total floor area 98.0 m² (1,055 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:
DRM117589 - 0002

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk