



Norwich Road, Dereham, NR20 3AE

welcome to

Norwich Road, Dereham

A well-proportioned 3 bedroom end-terraced house, offered for sale with NO ONWARD CHAIN, and located within easy walking distance of Dereham town centre. The presentable home boasts 2 reception rooms, modern kitchen, ground floor bathroom, great-sized south-facing garden & driveway parking!



Description

We are excited to welcome to the market this well-presented, sizeable 3 bedroom end-terraced house, occupying a popular non-estate position, close by to local amenities, facilities and bus routes.

In brief, the internal ground floor accommodation comprises; welcoming lounge, formal dining room, modern fitted kitchen with built-in electric oven and hob, conservatory which leads out to the rear garden, inner hallway and access to the family bathroom. This is complemented on the first floor by the principal bedroom with built-in wardrobes, further double bedroom which leads through to bedroom three, which offers flexibility as a walk-in wardrobe, playroom or study.

Coupled with this accommodation, the property further benefits from gas fired central heating and a mixture of double glazed, single glazed and sash windows. Outside, there is a driveway to the front which provides sufficient off-road parking, together with a private, well-proportioned south-facing, perfect for enjoying sunshine throughout the day.

Offered for sale with NO ONWARD CHAIN and appealing to an assortment of buyers, including first time buyers, downsizers and buy-to-let investors, internal viewing is highly recommended!

The Accommodation

Double glazed external entrance door opening to;

Lounge

13' 5" x 11' 9" max (4.09m x 3.58m max)

Wood effect flooring, radiator, double glazed sash window to front aspect and door opening to;

Dining Room

10' 6" x 10' (3.20m x 3.05m)

Wood effect flooring, door opening to stairs rising to first floor landing, under stair storage cupboard, radiator, double glazed sash window to rear aspect and opening to;

Kitchen

11' 8" x 6' (3.56m x 1.83m)

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 electric oven, inset electric hob with concealed extractor over, space for fridge freezer, tiled flooring, single glazed window to side aspect, opening to inner hallway and door opening to;

Conservatory

12' 4" x 7' 5" (3.76m x 2.26m)

Timber and UPVC build with tiled flooring, double glazed windows to side and rear aspects, and double glazed external door opening to the rear garden.

Inner Hallway

Tiled flooring, built-in storage cupboard and door opening to;

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower attachment, part tiled walls, tiled flooring and double glazed obscure glass window to side aspect.

First Floor Landing

Doors opening to bedrooms one and two.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Wood effect flooring, built-in wardrobes and storage space, radiator and double glazed sash window to front aspect.

Bedroom Two

10' 5" x 10' 1" (3.17m x 3.07m)

Wood effect flooring, airing cupboard, radiator, double glazed window to rear aspect, and door opening to;

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Wood effect flooring, radiator and double glazed window to side aspect.

Outside

The property is approached from the road by a shingle driveway which provides sufficient off-road parking space. A hard standing pathway leads to the side gate leading through to the rear aspect.

Stepping out to the generously-proportioned, south-facing rear, the garden is laid predominately to lawn, which offers space for outdoor activities. A garden further benefits from a hard standing area and shingle space, which provide the ideal spot for entertaining and relaxing. A pergola enhances the shingle, a storage shed offers convenience and timber fencing encloses for privacy.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and 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 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 into Crown Road and at the t-junction turn right onto Norwich 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

Norwich Road, Dereham

- **NO ONWARD CHAIN**
- Inviting 3 Bedroom End-Terraced House
- 2 Reception Rooms And Conservatory
- Modern Fitted Kitchen
- Adaptable Third Bedroom
- Generously-Proportioned, South-Facing Garden
- Sufficient Off-Road Parking Space
- Non-Estate Position, Close To Town Centre

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

£230,000



Total floor area 82.7 m² (890 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM114293 - 0003

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