



Southend, Dereham, NR19 1BB

welcome to

Southend, Dereham

A deceptively spacious 3-bed end-terraced house, located close by to Dereham town centre. 41FT GARAGE AND DRIVEWAY! The home boasts a welcoming lounge, dining area flowing into a stylish kitchen, separate utility, 2 bathrooms, private rear garden with summer house!



Description

This deceptively spacious 3 bedroom end-terraced house is ideally situated in Dereham, just a short stroll from local amenities, making it a fantastic choice. The home offers a versatile layout with plenty of character and modern touches throughout. RARELY AVAILABLE 41FT GARAGE AND DRIVEWAY

Upon entry, a welcoming entrance porch opens into the comfortable lounge, complete with staircase rising to the first floor. From here, the property flows into a dining area which enjoys an opening into the inviting kitchen - blending modern finishes with charming features. A rear porch provides access to the garden, while a useful utility room and a family bathroom complete the ground floor accommodation.

The first floor hosts three good-sized bedrooms alongside a shower room, giving flexible space for family living, guests, or working from home.

Outside, the home benefits from a secure, low-maintenance frontage. To the rear, you'll find a generous and private garden with beautifully stocked plant beds, an artificial lawn, and dedicated entertaining space perfect for relaxing or hosting. A summer house offers further versatility, while the property also boasts a 41ft garage with workshop area and a driveway to the rear, ensuring ample parking and storage.

This property truly combines practicality with charm, offering generous space both inside and out in a convenient Dereham setting.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled effect flooring, double glazed windows surrounding and double glazed door opening to;

Lounge

15' 2" x 11' 8" (4.62m x 3.56m)

Fitted carpet flooring, central gas fireplace with decorative surround, stairs rising to first floor landing, double glazed window to front aspect and door opening to;

Dining Area

12' x 10' 10" (3.66m x 3.30m)

Fitted carpet flooring, radiator, double glazed window to side aspect and archway opening to;

Kitchen

16' 1" x 12' (4.90m x 3.66m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset gas hob with extractor over, space for free standing fridge freezer, space for washing machine, tiled flooring, exposed beams, ceiling spotlights, radiator, double glazed window to rear aspect, door leading to utility room and opening to;

Utility Room

Tiled flooring, space for tumble dryer, radiator, double glazed window to front aspect and door opening to;

Rear Porch

Tiled flooring, radiator and double glazed external door opening to the rear garden.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, tiled splashbacks, tiled flooring, shaver point, radiator and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator, double glazed window to side aspect and doors opening to all bedrooms and shower room.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Two

10' 3" x 9' (3.12m x 2.74m)

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

Bedroom Three

10' 3" x 6' 4" (3.12m x 1.93m)

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

Shower Room

Three piece suite comprising low level w.c, wall-mounted hand wash basin, walk-in shower cubicle, tiled flooring, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Outside

To the front of the property, you will find an enclosed, low-maintenance shingle area with gated entry and patio pathways which lead to the main entrance and side gate. The property boasts a generous private rear garden, designed for both ease of maintenance and outdoor enjoyment. Feature areas of brickweave and shingle, complemented by an array of colourful plant beds and borders, the garden also includes an artificial grass section with cover, creating the perfect spot for outdoor dining or entertaining. A summer house with power and lighting adds versatility, while a gate to the driveway and a personal door to the large garage/workshop enhance practicality.

Garage/Workshop

Power, lighting, window to rear, personal door to side and electric roller 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.



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welcome to Southend, Dereham

- Well-Proportioned 3-Bed End-Terraced House
- 41ft GARGAE AND PARKING TO THE REAR
- Stylish Kitchen/Breakfast Room And Separate Utility
- Welcoming Lounge And Separate Dining Area
- Private, Generous Rear Garden
- Family Bathroom And First Floor Shower Room
- Walking Distance Of Dereham Town Centre

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

guide price

£250,000 - £260,000



Total floor area 92.0 m² (990 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.focallagent.com



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Property Ref:
DRM117622 - 0003

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