

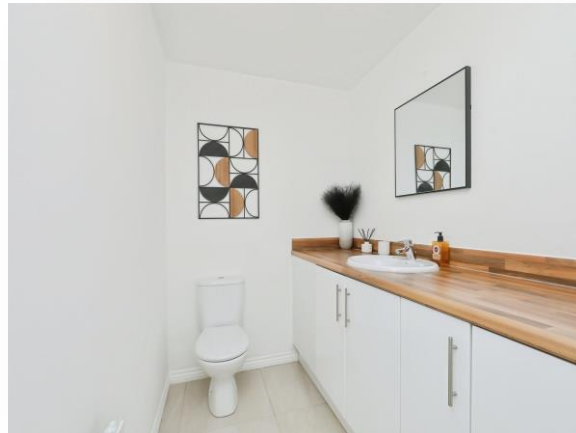


Oak Road, Dereham, NR20 3GQ

welcome to

Oak Road, Dereham

Contemporary style 5-bed, 3-storey townhouse on a sought-after edge of town development. Boasting a modern 26' kitchen/diner, cloakroom/utility, 2 reception rooms, master bedroom with en suite & walk-in wardrobe, attractive rear garden, driveway, garage, green views to frontage & local amenities.



Description

This substantial three-storey townhouse is beautifully presented throughout, offering modern living accommodation with stylish features and a flexible layout. Situated within a well-regarded edge of town development, the home enjoys a convenient setting close to local amenities, bus routes, the A47 and excellent dog walking routes.

The property provides spacious and versatile living across three floors. The ground floor comprises an entrance hall, a versatile study, a welcoming lounge and a grand kitchen/diner with integrated appliances, water softener and French doors opening to the garden, alongside a cloakroom/utility.

On the first floor, the impressive 18ft master bedroom features a walk-in wardrobe and en suite, completed by two further bedrooms and a family bathroom. The top floor offers two additional bedrooms with Velux windows and a shower room, creating an ideal retreat for guests, teenagers or home working.

Outside, the property boasts a tandem driveway and garage, attractive views over green area to front, and a private, landscaped rear garden, designed for easy maintenance and enjoyment. Further benefits include gas fired central heating and double glazed windows.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, kitchen/dining room, cloakroom/utility and further door to;

Study

8' 2" x 7' 11" (2.49m x 2.41m)

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

Lounge

15' 1" x 11' 9" (4.60m x 3.58m)

Tiled flooring, electric fireplace with decorative surround, radiator, double glazed window to front aspect and double doors opening to;

Kitchen/Dining Room

26' 6" x 10' 8" (8.08m x 3.25m)

A contemporary range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands, inset stainless steel sink with mixer tap, built-in electric oven, inset gas hob with splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, cupboard housing boiler, water softener, tiled flooring, two radiators, double glazed window to rear aspect and double glazed French doors with side panels opening to the rear garden.

Cloakroom/Utility

8' 2" x 5' 3" (2.49m x 1.60m)

Two piece suite comprising low level w.c, hand wash vanity unit with built-in storage, integrated washing machine and tiled flooring.

First Floor Landing

Fitted carpet flooring, stairs rising to second floor landing, airing cupboard housing hot water tank, radiator, double glazed window to front aspect and doors opening to master bedroom, bedroom four, bedroom five and family bathroom.

Master Bedroom

18' 10" x 11' 1" (5.74m x 3.38m)

Fitted carpet flooring, walk-in wardrobe, 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 shower cubicle, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Bedroom Four

11' 4" x 9' 7" (3.45m x 2.92m)

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

Bedroom Five

13' 3" x 8' 1" (4.04m x 2.46m)

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

Second Floor Landing

Fitted carpet flooring and doors opening to remaining bedrooms and shower room.

Bedroom Two

15' 9" x 11' 1" (4.80m x 3.38m)

Dual aspect room with fitted carpet flooring, radiator, double glazed window to front aspect and Velux window to rear aspect.

Bedroom Three

12' 2" x 11' 9" (3.71m x 3.58m)

Dual aspect room with fitted carpet flooring, radiator, double glazed window to front aspect and Velux window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a hard standing driveway which provides tandem off-road parking and access to the single garage. The remainder of the front is well-maintained with lawn, established plant borders which add a level of privacy and a paved pathway leading to the main entrance.

Stepping out to the well-proportioned, landscaped rear, the garden is laid predominately to patio, for ease of maintenance, and provides an inviting space for outdoor entertaining, dining and relaxing. There is a levelled artificial lawn area for adaptable use which is enhanced by decorative plant beds for added greenery. The garden is privately-enclosed and offers access to the garage.

Single Garage

Power, lighting and up and over door to front.



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welcome to Oak Road, Dereham

- Immaculate 3-Storey, 5-Bedroom Townhouse
- Stunning, Integrated Kitchen/Dining Room
- Welcoming Lounge And Adaptable Study
- 18' Master Bedroom With Walk-In Wardrobe
- Cloakroom, En Suite, Family Bathroom And Additional Shower Room
- Enclosed, Landscaped Rear Garden For Enjoyment
- Tandem Driveway And Single Garage
- Great Location With Commuting Routes

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

£425,000



Total floor area 176.1 m² (1,895 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:
DRM117670 - 0002

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk