



Bath Avenue, Dereham, NR20 3AP

welcome to

Bath Avenue, Dereham

Step inside this individual 4-storey, 3-bed townhouse located close to town centre. With versatile living, stylish kitchen/diner with bi-fold doors, home gym, cinema, private garden, driveway parking & so much more - a perfect mix of character and modern living, a 'must view' home!



Description

This unique four-storey townhouse combines stylish modern living with charming character, offering ample and versatile space in a convenient location close to town centre.

The ground floor features a welcoming lounge full of character, alongside a beautiful, well-appointed kitchen/dining room with bi-fold doors opening onto the garden - perfect for entertaining. A separate utility and cloakroom add further practicality.

On the first floor, two double bedrooms are served by a shower room, while the second floor hosts the principal bedroom across the hall from a family bathroom. The versatile basement level has been thoughtfully decorated to provide a home gym and a cinema room, making it ideal for both fitness and relaxation.

Outside a private rear garden offers a delightful space for outdoor activities or unwinding, while driveway parking for two cars complete this attractive package. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed sash windows throughout.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring and door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, door to basement, radiator, doors opening to kitchen/dining room, utility room and further door to;

Lounge

13' 1" x 11' 8" (3.99m x 3.56m)

Fitted carpet flooring, central feature fireplace with tiled hearth and decorative surround, built-in storage space, radiator and two double glazed sash windows to front aspect.

Kitchen/Dining Room

17' 3" x 12' 5" (5.26m x 3.78m)

A well-appointed range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset butler sink with chrome sink over, space for gas cooker, stainless splashback and extractor hood, integrated dishwasher, space for free standing fridge freezer, wood effect flooring, inset ceiling spotlights, vertical radiator and bi-fold doors opening to the rear garden.

Utility Room

10' 8" x 6' 8" (3.25m x 2.03m)

Wood effect flooring, space for washing machine, space for tumble dryer and opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit and wood effect flooring.

First Floor Landing

Fitted carpet flooring, stairs rising to second floor landing, radiator, double glazed window to rear aspect and doors opening to bedrooms two, three and shower room.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

Fitted carpet flooring, feature fireplace, airing cupboard housing hot water tank, radiator and double glazed sash window to rear aspect.

Bedroom Three

11' 11" x 11' 7" (3.63m x 3.53m)

Fitted carpet flooring, built-in wardrobes, radiator and two double glazed sash windows to front aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in corner shower cubicle, wood effect flooring, heated towel rail and double glazed obscure glass sash window to front aspect.

Second Floor Landing

Fitted carpet flooring, doors opening to principal bedroom and bathroom.

Principal Bedroom

12' 9" x 10' 8" (3.89m x 3.25m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit with shaving light, roll top bath, wood effect flooring, eaves storage, inset ceiling spotlights, radiator and double glazed obscure glass sash window to rear aspect.

Basement

Tiled flooring, storage space and access to the gym and cinema rooms.

Home Gym

10' 5" x 9' 11" (3.17m x 3.02m)

Tiled flooring, radiator and two double glazed windows to front aspect.

Cinema

10' 2" x 8' 4" (3.10m x 2.54m)

Tiled flooring and radiator.

Outside

To the front of the property, there is a brickweave driveway which provides off-road parking space for two cars. Steps rise to the main entrance.

The property boasts a generous rear garden, laid predominately to lawn with a patio seating area, perfect for outdoor dining within the warmer months of the year. The private garden is enhanced and bordered by a variety of plant beds and trees which add colour and greenery, whilst a bespoke decking area provides additional seating space.



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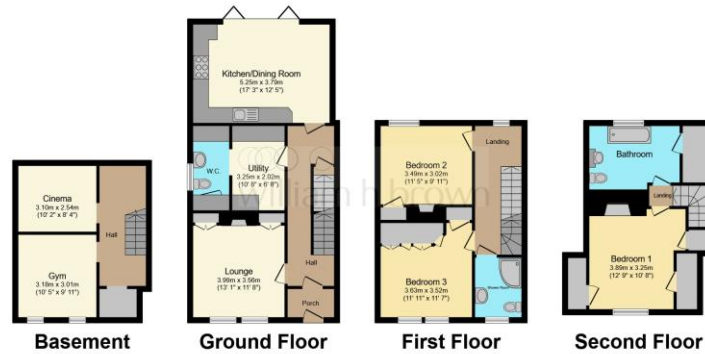
- Distinctive 4-storey townhouse combining modern style with period character
- Offers 3 charming and adaptable bedrooms
- Impressive kitchen/dining room with bi-fold doors
- Convenient utility plus cloakroom, shower room and family bathroom
- Versatile basement level featuring a home gym and cinema room
- Private garden designed for entertaining plus driveway parking
- Located within walking distance of town centre

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£375,000 - £400,000



Total floor area 161.3 m² (1,736 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:
DRM117675 - 0004

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