



**Norwich Road, Dereham, NR20 3AE**

**welcome to**

## **Norwich Road, Dereham**

A 3 bedroom end-terraced home, located on the popular Norwich Road with easy access to town centre. Offered for sale with NO ONWARD CHAIN, and boasting a 22' lounge with charming features, stylish fitted kitchen/dining area, en suite, private rear garden, driveway parking & adaptable outbuilding!



## Description

Situated in the popular Norfolk market town of Dereham is this spacious and well-connected three bedroom end-terraced character home, close to local amenities and schooling. The property offers ample living space to the ground floor and three bedrooms to the first floor.

The accommodation is spread over two floors, the ground floor comprising entrance hall, 22' lounge with character fireplace and modern kitchen/dining area with a range of integrated appliances, lighting and French doors to the rear garden. Upstairs, there are three bedrooms, the master with a two piece ensuite and family bathroom which completes the space.

Outside, there is a shingle driveway and adjacent hard standing area which provide ample off-road parking and access to the integral single garage. To the rear, there is a fully enclosed garden, enhanced by an external cloakroom w.c, shrubs, trees and a workshop equipped with power and lighting, ideal for home working, gym or studio. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Appealing to a variety of buyers and offered for sale with no onward chain, internal viewing is highly recommended.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator and door opening to;

### Lounge

22' 3" x 13' 3" ( 6.78m x 4.04m )

Fitted carpet flooring, central feature fireplace, exposed wooden beam, under stairs storage cupboard, two radiators, double glazed window to front aspect and door opening to;

### Kitchen

15' 3" max x 13' 2" max ( 4.65m max x 4.01m max )

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with mixer tap, built-in eye-level electric oven, inset electric hob with splashback and extractor hood over, integrated fridge freezer, integrated dishwasher, space for washing machine, breakfast bar, wood effect flooring, inset ceiling spotlights, plinth lighting, radiator, double glazed windows to side and rear aspects, Velux window and open-plan access to;

### Dining Area

8' 7" x 8' 5" ( 2.62m x 2.57m )

Wood effect flooring, inset ceiling spotlights, radiator, double glazed French doors opening to the rear garden and door opening to integral garage.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

### Master Bedroom

13' 6" x 8' 3" ( 4.11m x 2.51m )

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

### En Suite

Two piece suite comprising hand wash vanity unit, fully tiled walk-in shower cubicle, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### Bedroom Two

10' 1" x 8' 1" ( 3.07m x 2.46m )

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

### Bedroom Three

10' x 9' 9" ( 3.05m x 2.97m )

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

## Family Bathroom

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

## Outside

The property is approached by a shingle driveway which also provides access to a hard standing driveway for additional parking, alongside the integral garage. Timber fencing provides a level of security to the sides and mature trees feature at the front for added privacy.

Stepping out to the rear, there is a well-proportioned garden laid predominately to lawn alongside a paved patio area for outdoor entertaining and relaxing within the warmer months of the year. The enclosed property features an external cloakroom w.c, mature plants, storage shed and a versatile workshop, equipped with power and lighting.

## Garage

17' 6" x 8' 11" ( 5.33m x 2.72m )

Power, lighting, personal door from dining area and electric roller door to front.

## 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.

## Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## Norwich Road, Dereham

- 3 Bedroom End-Terraced House - No Onward Chain!
- Contemporary Style Fitted Kitchen And Dining Area
- Impressive, Charming 22' Lounge
- Master En Suite And Family Bathroom
- Private, Well-Proportioned Rear Garden
- Versatile Workshop, Equipped With Power And Lighting
- Sufficient Off-Road Parking And Integral Garage
- Popular Setting, Close To Amenities

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

**£300,000**



Total floor area 119.2 m<sup>2</sup> (1,283 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.localagent.com



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postcode not the actual property

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Property Ref:  
DRM117661 - 0002

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