



Townshend Road, Dereham, NR19 2YD

welcome to

Townshend Road, Dereham

>> NO ONWARD CHAIN! A 4-bed detached house, offering ample living space in a desirable plot with lovely views to the front. Boasting 3 reception rooms, conservatory, kitchen, utility, en suite & modern shower room, private rear garden, ample parking & detached double garage. **VIEW NOW!**



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, two double glazed windows to front aspect, doors opening to lounge, dining room, kitchen, study and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, part tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Lounge

20' 7" x 11' 3" (6.27m x 3.43m)
Dual aspect room with fitted carpet flooring, central gas fireplace with tiled hearth and decorative surround, two radiators, double glazed bay window to front aspect, double glazed French doors opening to the rear garden and double doors opening to;

Dining Room

10' 5" x 10' (3.17m x 3.05m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Study

11' 3" x 8' 5" (3.43m x 2.57m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Kitchen

11' 11" x 11' 3" (3.63m x 3.43m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for Range cooker, stainless splashback and extractor hood over, integrated dishwasher, cabinet spotlights, wood effect flooring, radiator, double glazed French doors opening to the conservatory and archway to;

Utility Room

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for fridge, space for freezer, space for washing machine, wall-mounted boiler, wood effect flooring, radiator and double glazed external door opening to the side aspect.

Conservatory

18' 1" x 9' 1" (5.51m x 2.77m)
Brick and UPVC build with wood effect flooring, inset ceiling spotlights, Velux windows, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard, loft hatch, radiator, double glazed window to front aspect and doors opening to all bedrooms and shower room.

Master Bedroom

12' 2" x 10' 8" (3.71m x 3.25m)
Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, shaver point and light, ceiling spotlights, engineered oak flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

11' 4" x 8' 2" (3.45m x 2.49m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Four

7' 5" x 7' 2" (2.26m x 2.18m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, tiled flooring, shaver point, ceiling spotlights, heated towel rail, radiator and double glazed obscure glass window to front aspect.

Outside

The property is approached by a shared brickweave driveway which leads to the grand home. A hard standing driveway provides ample off-road parking along with access to the detached double garage. Shrubs feature for a touch of greenery along with access to the main entrance and side gate.

Stepping out to the privately-enclosed rear, the garden is well-maintained with a patio area perfect for outdoor seating and dining, alongside lawn which is enhanced by well-stocked plant beds, trees and borders. A paved passageway runs alongside the home and provides access to the garage.

Detached Double Garage

16' 8" x 14' 6" (5.08m x 4.42m)
Power, lighting, storage above and two up and over doors to front.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

directions to this property:

From William H Brown Dereham office, proceed through the town centre, bearing left at the War Memorial. Turn right at the top of Swaffham Road onto Quebec Road and continue along, passing the golf course. Turn right into De Narde Road and bear left. Follow the road into Townshend Road and continue along. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Townshend Road, Dereham

- Substantial 4-Bed Detached House - No Onward Chain
- 20' Lounge, Dining Room, Study And 18' Conservatory
- Modern Fitted Kitchen And Separate Utility
- Cloakroom, En Suite And Family Bathroom
- Built-In Wardrobes To All Bedrooms
- Private Rear Garden And Green Space Views To Front
- Ample Parking And Detached Double Garage
- Tucked-Away Position, Within A Highly-Regarded Development

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£425,000



Total floor area 171.8 m² (1,849 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:
DRM117633 - 0003

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