



Southend, Dereham, NR19 1BB

welcome to

Southend, Dereham

>> NO ONWARD CHAIN! A well-proportioned 3 bedroom semi-detached house, enjoying a prime location close to Dereham town centre. The versatile home features an impressive lounge/diner, adaptable study, master en suite, re-fitted shower room, private garden, driveway & large tandem garage!



Description

Ideally positioned close to Dereham's excellent amenities and facilities, this extended and flexible three-bedroom semi-detached home offers generous living space and fantastic scope to enhance and personalise to your own needs.

The accommodation begins with an inviting entrance hall, leading to a fitted kitchen offering excellent potential, and a remarkable 23ft lounge/dining room with direct access to the rear garden, perfect for entertaining or relaxing with family.

Upstairs, there are three double bedrooms, including a superb 20ft master bedroom featuring its own en suite bathroom, alongside a modern re-fitted shower room.

Outside, the property benefits from a brickweave driveway providing off-road parking and access to a lean-to leading to the rear aspect. The integral tandem garage offers additional versatility, connecting to a cloakroom and a useful study with utility potential - ideal for home working or conversion. The enclosed rear garden is attractively laid out with brickweave paving and a lawn area, creating a pleasant, low-maintenance outdoor space.

Further benefits include gas-fired central heating, double-glazed windows, and no onward chain, making this property an ideal choice for a wide range of buyers-from families to those seeking a home with excellent potential in a sought-after location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, double glazed obscure glass window to front aspect, doors opening to integral garage, lounge/dining room and further door to;

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for gas cooker, space for fridge freezer, space for washing machine, wall-mounted boiler, pantry, wood effect flooring, radiator and double glazed window to front aspect.

Lounge/Dining Room

23' 5" x 16' 2" (7.14m x 4.93m)

Fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround with additional storage, two radiators, two ceiling fans and double glazed patio doors with side panels opening to the rear garden.

First Floor Landing

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

Master Bedroom

20' 10" x 8' 11" (6.35m x 2.72m)

Fitted carpet flooring, built-in wardrobes, radiator, ceiling fan, double glazed window to rear aspect and door opening to;

En Suite Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to rear aspect.

Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

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

Bedroom Three

14' 4" x 8' 2" (4.37m x 2.49m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, shaver light and shaver point, fitted carpet flooring, heated towel rail and double glazed obscure glass window to side aspect.

Lean-To

Concrete floor and timber framed doors to front and rear aspects.

Outside

The property is approached by a brickweave driveway which provides sufficient off-road parking and access to the integral garage. Brick walling partially encloses and doors open to the main entrance and lean-to.

Stepping out to the rear, the garden is laid predominately to brickweave, for ease of maintenance, and allows the perfect space for outdoor entertaining and relaxing. The remaining space is laid to lawn, enhanced by plant borders, shrub beds and a convenient greenhouse. Brick walling encloses the rear for privacy and security.

Integral Tandem Garage

33' 1" x 8' 1" (10.08m x 2.46m)

Power, lighting, personal door access from entrance hall, electric roller door to front and doors opening to cloakroom and study.

Cloakroom

One piece suite comprising low level w.c, fitted carpet flooring and window to rear aspect.

Study

11' 1" x 7' 7" (3.38m x 2.31m)

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, fitted carpet flooring, double glazed window to rear aspect and double glazed patio doors opening to the rear garden.



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welcome to

Southend, Dereham

- Extended 3 double bedroom semi-detached house - no onward chain
- Impressive 23' lounge/dining room
- Rear study with utility potential
- 20' master bedroom with en suite bathroom
- Generous accommodation with versatile ground floor space
- Sufficient driveway parking and integral tandem garage
- Located within walking distance of Dereham town centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£260,000 - £280,000



Total floor area 159.2 m² (1,713 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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Property Ref:
DRM116238 - 0003

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