



St. Hilda Close, Dereham, NR19 2EH

welcome to

St. Hilda Close, Dereham

>> NO ONWARD CHAIN! A semi-detached bungalow set in a popular cul-de-sac close to town centre. Offering 3 bedrooms, spacious lounge/diner, kitchen, lean-to, shower room, generous rear garden, driveway parking & detached garage. In need of modernisation - great potential throughout!



Description

Set within a maturing cul-de-sac conveniently located close to the town centre, this well-proportioned semi-detached bungalow offers a flexible layout and great potential for improvement. Ideal for those seeking a property to update and personalise, it provides generous accommodation throughout.

The property features a long entrance hall, a spacious 21ft lounge/diner with French doors leading to the rear garden, a kitchen and a lean-to. There is also two double bedrooms, a third single bedroom offering versatile use as a study or home office, and a shower room.

Occupying an elevated plot, the bungalow enjoys driveway parking, a detached garage, and a private, generously-sized rear garden offering excellent potential for landscaping. Further benefits include gas fired central heating, double glazed windows and the advantage of no onward chain.

A fantastic opportunity to create a comfortable and modern home in a well-regarded location close to Dereham town amenities.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, loft hatch with wooden pull down loft ladder, radiator, doors opening to both bedrooms, shower room, study, kitchen and further door to;

Lounge/Diner

21' 11" x 10' 11" (6.68m x 3.33m)

Fitted carpet flooring, central fireplace with brick surround, radiator and double glazed French doors opening to the rear garden.

Kitchen

11' 9" x 9' 6" (3.58m 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 dishwasher, space for fridge freezer and space for washing machine, tiled flooring, radiator, double glazed window to rear aspect and double glazed door opening to;

Lean-To

6' 7" x 4' 6" (2.01m x 1.37m)

Stainless steel build with double glazed windows and sliding doors opening to the rear garden.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

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

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m)

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

Bedroom Three/Study

8' 6" x 7' 6" (2.59m x 2.29m)

Wood effect flooring, wall-mounted boiler, radiator and double glazed window to side aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The property sits on a slightly elevated plot, approached by a hard standing driveway which provides off-road parking and access to the detached garage. The remainder of the front is laid to well-tended lawn, enhanced by shrub borders and steps rising to the main entrance.

To the rear, there is an inclined, generously-proportioned garden laid predominately to lawn, alongside a small seating area, shrubs, mature trees and personal door access to the detached garage. Timber fencing encloses the garden for privacy and security.

Detached Garage

18' 4" x 7' 10" (5.59m x 2.39m)

Power, lighting, personal door to side and double doors opening to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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.

directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial past The George public house. Continue down Swaffham Road and at the bottom of the hill, turn right into Sandy Lane. Take the first left hand turn and follow the road around to the right. Take the next right hand turn into St Hilda Close, where the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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welcome to

St. Hilda Close, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Semi-Detached Bungalow
- Well-proportioned And Versatile Layout With Scope To Improve
- 21ft Lounge/Diner With French Doors To Rear
- Gas Fired Central Heating And Double Glazed Windows
- Generous, Private Rear Garden
- Elevated Plot With Driveway Parking And Detached Garage
- Established Cul-De-Sac Position, Close To Town

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

offers in excess of
£180,000



Total floor area 91.4 m² (984 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:
DRM117732 - 0004

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