









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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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 | Commenting | Comment | C

Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for flushfaller purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No clash or guaranteed, they cannot be relied upon for early purpose and they do not form part of any agreement. No lability is labeled or any error, ornisation or misstatement. A part and the properties of the prope

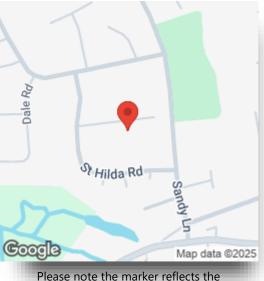
offers in excess of

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117732



Property Ref: DRM117732 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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