



Park Road, Dereham NR19 2BT

welcome to

Park Road, Dereham

Stunning four-bedroom Victorian Villa with two reception rooms, two bathrooms, private cottage garden and parking, situated in an idyllic no-through road in the town centre.



Accommodation

William H Brown are pleased to offer a stunning Victoria Villa in one the most desirable streets in Dereham. Park Road is an access only no-through road with access to Kings Road, Wellington Road and pedestrian access to Theatre Street just a short stroll to town. The road is picturesque and features an array of beautiful historic homes in an idyllic oasis in the middle of town. Our featured property is full of charm and character perfectly in keeping with the Victorian era and style whilst encapsulating all the trappings of a modern home. Set over three floors with a living/dining room, kitchen/breakfast room and shower room on the ground floor, three bedrooms, a study and bathroom on the first floor and the master bedroom with Velux windows and loft space on the top floor.

Outside there is a shingle courtyard to the front with parking opposite and to the rear is a private cottage garden with paved areas, flowers, shrubs and attractive borders. With sash windows, cast iron fireplaces and character throughout, this fantastic example of a Victorian home situated close to town would make an ideal family home and is not to be missed.

Entrance Hall

Double glazed door to front, wooden flooring, radiator, stairs to first floor, door to;

Lounge

13' 6" x 12' (4.11m x 3.66m)

Central cast iron fireplace, wooden flooring, radiator, double glazed bay window to front aspect, open to

Dining Room

11' 7" x 10' 11" (3.53m x 3.33m)

Central cast iron fireplaces, wooden flooring, radiator, double glazed double doors onto the garden.

Kitchen

16' 6" x 7' 11" (5.03m x 2.41m)

Modern Kitchen with wall and base units with work surfaces over, inset stainless steel sink and drainer, inset electric hob, eye-level oven, space for fridge freezer, dishwasher and washing machine, radiator, tiled flooring, two double glazed windows to side aspect, door to;

Rear Porch

Tiled floor, radiator, double glazed window and door to garden, door to

Ground Floor Shower Room

Three-piece suite comprising low level WC, pedestal hand wash basin and shower cubicle. Wood effect flooring, heated towel rail, double glazed window to rear aspect.



Total floor area 132.8 m² (1,429 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

First Floor

Doors to bedrooms, study and bathroom, stairs to second floor.

Bedroom Two

11' 7" x 11' 3" (3.53m x 3.43m)

Wood effect flooring, radiator, double glazed window to rear aspect, feature fireplace, radiator.

Bedroom Three

12' 6" x 11' 6" (3.81m x 3.51m)

Wood effect flooring, radiator, double glazed bay window to front aspect, feature fireplace, radiator.

Study

8' 9" x 5' 11" (2.67m x 1.80m)

Wood effect flooring, radiator, double glazed sash window to front aspect, radiator.

Bedroom Four

9' 6" x 8' 1" (2.90m x 2.46m)

Wood effect flooring, radiator, double glazed window to side aspect, door to

Ensuite Bathroom

Wood effect flooring, three-piece bathroom suite with panel bath, low level WC and pedestal hand wash basin. Radiator, double glazed window to side aspect.

Second Floor Landing

Door to loft area and door to;

Bedroom One

13' 10" x 12' 10" (4.22m x 3.91m)

Wood effect flooring, radiator, Velux windows.

Outside

To the front of the property is a gated shingle area with parking opposite. To the rear of the property is a private and enclosed rear garden with patio, separate seating area, storage area, shrubs and an apple and pear tree.



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Park Road, Dereham

- Beautifully appointed Victorian Villa
- Four bedrooms over three floors
- Spacious and flexible reception spaces
- Period features including cast iron fireplaces and sash windows
- Peaceful and secluded rear garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117768 - 0002

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