



**Nidus Gardens, Dereham, NR19 1FL**



**welcome to**

**Nidus Gardens, Dereham**

**\*\*NO ONWARD CHAIN\*\*** Spacious family bungalow with three bedrooms and ample living space, master bedroom en suite, kitchen/breakfast room, conservatory, enclosed rear garden, ample off-road parking, carport and garage set on a private development in a popular location.



## Description

Situated in the popular Norfolk Market Town of Dereham is this spacious three bedroom detached bungalow set on a popular small private development. The bungalow is very spacious offering generous living accommodation and three double bedrooms.

The accommodation is all single story and comprises welcoming entrance hall, spacious sitting room, kitchen, conservatory, three double bedrooms with fitted wardrobes and master benefiting from an en-suite and family bathroom.

To the outside of the property is a generous garden space which is laid with lawn and benefits from multiple patio seating areas taking advantage of the privacy and tranquil setting, to the front of the property there is a brickweave driveway offering ample off road parking and benefits from a car port.

The garage completes the property with an up and over door to front and houses the boiler and water softener.

## The Accommodation

Double glazed external door opening to;

### Entrance Hall

Fitted carpets, two built-in storage cupboards, two radiators, loft hatch, inset ceiling spotlights, double glazed windows to front and side aspects.

### Lounge

16' 2" x 13' ( 4.93m x 3.96m )

Fitted carpets, wall lights, radiator, double glazed patio doors opening to;

### Garden Room

13' 1" x 11' 9" ( 3.99m x 3.58m )

UPVC and brick build, wood effect flooring, electric heater, double glazed windows giving panoramic views of the garden, double glazed double doors with side access to the garden.

## Kitchen

16' 1" x 13' 7" ( 4.90m x 4.14m )

Range of wall and base level units, complementary rolled edged work surfaces, inset sink with mixer tap, inset electric hob with extractor hood, built-in eye-level electric oven, tiled flooring, space for fridge freezer, washing machine, dishwasher, inset ceiling spotlights, two double glazed window to rear aspect, double glazed door opening to the rear garden.

## Bedroom 1

12' 3" x 10' 5" ( 3.73m x 3.17m )

Fitted carpets, built-in wardrobes, radiator, double glazed window to front aspect, door opening to;

## En-Suite

Three piece suite comprising low level W.C, hand wash basin within vanity unit, shower cubicle, tiled flooring, inset ceiling spotlights, heated towel rail, double glazed window to side aspect.

## Bedroom 2

12' 3" x 7' 11" ( 3.73m x 2.41m )

Fitted carpets, built-in wardrobes, radiator, double glazed window to front aspect.

## Bedroom 3

8' 6" x 8' 3" ( 2.59m x 2.51m )

Fitted carpets, radiator, double glazed window to side aspect.

## Family Bathroom

Three piece suite comprising low level W.C, hand wash basin set within vanity unit, panelled bath, tiled flooring, heated towel rail, double glazed window to side aspect.

## Outside

The property offers a private position screened by mature plants, and is approached by a brickweave driveway which provides ample off-road parking, access to the carport and garage. The remaining space is laid to shingle and is enhanced by a variety of mature trees.

To the rear of the property, there is a fully enclosed garden space which is laid with lawn and benefits from multiple patio seating area which is perfect for entertaining and al-fresco dining. There is a variety of mature shrubs and access to the garage.

## Garage

16' 1" x 9' 8" ( 4.90m x 2.95m )

Up and over door to front, power and lighting, loft access, houses the water softener and boiler, double glazed door with rear aspect

## Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, 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:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, take a right hand turn down the private road Nidus Gardens and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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## Nidus Gardens, Dereham

- Spacious 3 bedroom detached bungalow - no chain
- Well-presented home with modern features
- Fitted kitchen/breakfast room
- Welcoming lounge and conservatory
- Master bedroom with en suite shower room
- Peaceful and enclosed rear garden
- Ample off-road parking, carport and single garage
- Private and sought-after development in Toftwood

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£375,000**



Total floor area 117.6 m<sup>2</sup> (1,266 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.propertybox.io

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Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
DRM117789 - 0002

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