



**Shipdham Road, Dereham, NR19 1JR**

**welcome to**

## **Shipdham Road, Dereham**

**VIEW NOW!** A 3-bed semi-detached house, occupying a non-estate position within a popular area of Toftwood. Offered for sale with no onward chain and potential to make your own. Boasting a 19' lounge, kitchen/breakfast room, utility, modern shower room, spacious garden, driveway & outbuildings!!



## Description

Set back from the road in a well-regarded area of Toftwood, this three bedroom semi-detached home offers excellent potential and convenient access to local bus routes, amenities and Dereham town centre.

The property is entered via a welcoming hall leading into a generous 19ft dual-aspect lounge featuring a cosy log burner. The kitchen/breakfast room provides ample workspace and appliance space, complemented by a separate utility room, ground floor shower room and an additional cloakroom.

Upstairs, the first floor offers three good-sized bedrooms, all benefiting from built-in wardrobes and natural light. Outside, the home enjoys a shingled driveway to the front, while the great-sized rear garden is a standout feature - laid mainly to lawn, privately enclosed, and enhanced by a summer house and a versatile bar room, ideal for entertaining or hobbies.

Further benefits include gas fired central heating, double glazed windows and no onward chain.

## The Accommodation

Double glazed external entrance door opening to;

## Entrance Hall

Wood effect flooring, stairs rising to first floor landing, double glazed window to front aspect, doors opening to the kitchen/breakfast room, shower room, separate cloakroom and further door to;

## Lounge

19' 4" x 12' 4" ( 5.89m x 3.76m )

Wood effect flooring, central log burner with tiled hearth, wall lights, radiator, vertical radiator, double glazed window to front aspect, double glazed patio doors opening to the rear garden and opening to;

## Kitchen/Breakfast Room

14' 2" x 11' 2" ( 4.32m x 3.40m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, space for gas cooker, dishwasher and fridge freezer, breakfast bar, under stairs storage cupboard, tiled flooring, radiator, double glazed window to side aspect and double glazed door opening to;

## Utility Room

10' 7" x 6' 2" ( 3.23m x 1.88m )

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine and tumble dryer, tiled flooring, double glazed windows to front, side and rear aspects, and double glazed external door opening to the rear garden.

## Shower Room

Two piece suite comprising hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed window to side aspect.

## Cloakroom

One piece suite comprising low level w.c, tiled flooring and double glazed window to side aspect.

## First Floor Landing

Fitted carpet flooring, built-in storage cupboard, loft hatch, double glazed window to rear aspect and doors opening to all bedrooms.

## Principal Bedroom

16' 8" x 9' ( 5.08m x 2.74m )

Fitted carpet flooring, built-in wardrobes, two radiators and dual aspect double glazed windows to front and side aspects.

## Bedroom Two

12' 7" x 8' 5" ( 3.84m x 2.57m )

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

## Bedroom Three

10' 8" x 9' 5" ( 3.25m x 2.87m )

Fitted carpet flooring, feature fireplace, built-in wardrobe, radiator and double glazed window to rear aspect.

## Outside

The property occupies a lovely corner plot position and is approached by a shingle driveway, which provides off-road parking for two cars. The remaining space is also laid to shingle, for ease of maintenance, with pathways leading to the main entrance and side gate.

To the rear, there is a generously-proportioned, wrap-around garden laid predominately to lawn. To the side, you'll find a paved patio seating area, perfect for outdoor entertaining and relaxing. The garden is fully enclosed for privacy, and further features another patio area, decking, summer house and a versatile bar with power, lighting and wood burner.

## Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There are regular bus services to Dereham which is about one and a half miles away and the City of Norwich. Dereham town itself boasts further shopping facilities and 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. Continue along and the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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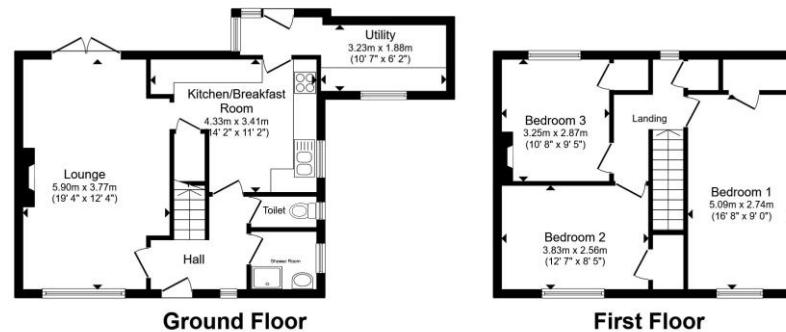
## Shipdham Road, Dereham

- \*\*NO ONWARD CHAIN\*\*
- 3 Bedroom Semi-Detached House
- Impressive 19' Dual-Aspect Lounge
- Kitchen/Breakfast Room Plus Separate Utility
- Shower Room And Separate Cloakroom
- Great-Size, Wrap-Around Garden With Versatile Outbuildings
- Driveway Parking To Front
- Easy Access To Local Amenities And Bus Routes

Tenure: Freehold EPC Rating: C

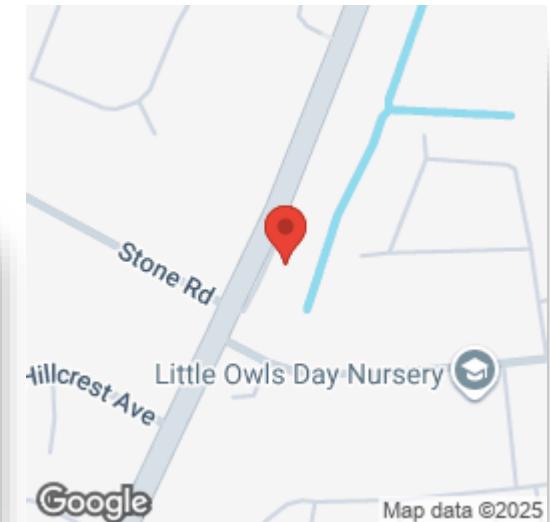
Council Tax Band: B

**£240,000**



Total floor area 96.7 m<sup>2</sup> (1,041 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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Property Ref:  
DRM117812 - 0004

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Please note the marker reflects the postcode not the actual property



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