



De Havilland Road, Dereham, NR19 2XN

welcome to

De Havilland Road, Dereham

Step inside this spacious 4-bed home in a tucked-away spot near town centre, featuring a bay-fronted lounge, versatile study, modern integrated kitchen with dining area, conservatory, en suite, private landscaped rear garden, driveway & double garage. Ideal family home in a sought-after location.



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Karndean flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, study, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

14' 9" into bay x 11' 7" (4.50m into bay x 3.53m)
Fitted carpet flooring, central gas fireplace with tiled hearth and surround, radiator, double glazed bay window to front aspect and double doors opening to the dining area.

Study

7' 8" x 6' 9" (2.34m x 2.06m)
Fitted carpet flooring, fitted study furniture, radiator and double glazed window to front aspect.

Kitchen

14' x 11' 5" (4.27m x 3.48m)
A stylish range of high gloss cream wall and floor mounted base units with granite worktops, inset under-mount sink with buta water filtration system, tiled splashbacks, space for Rangemaster cooker with extractor included in the sale, tiled splashback, integrated dishwasher, integrated fridge freezer and integrated washing machine, breakfast bar, water softener, Karndean flooring, plinth lighting, under stairs storage cupboard, double glazed window to rear aspect, double glazed external door opening to the rear garden and open-plan access to;

Dining Area

10' 9" x 9' 2" (3.28m x 2.79m)
Karndean flooring, radiator and open-plan access to;

Conservatory

12' 2" x 11' 6" (3.71m x 3.51m)
UPVC and brick build with tiled flooring, ceiling fan, radiator, double glazed windows surrounding, double glazed French doors opening to the rear garden and window blinds included within the sale.

First Floor Landing

Fitted carpet flooring, inset ceiling spotlights, loft hatch (bordered, ladder, power and lighting. Central isle bordered for storage), and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 4" x 11' 7" (3.76m x 3.53m)
Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

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

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Three

9' x 8' 10" (2.74m x 2.69m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, tiled walls, tiled flooring, shaver point, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property offers a tucked-away position and is approached by a large brickweave driveway providing side-by-side parking and leading to the double garage, with an additional shingle area offering further off-road parking. A well-kept lawn sits to the front, complemented by mature trees and established shrubs, adding greenery and kerb appeal. A paved pathway leads to the main entrance, with a side gate providing convenient access to the rear of the property.

The landscaped rear garden offers a beautifully designed and privately enclosed space, ideal for both relaxing and entertaining. At the heart of the garden lies a low-maintenance artificial lawn, surrounded by a patio seating area, perfect for outdoor dining. Raised flower beds and well-stocked plant borders add vibrant colour and texture, while attractive mature trees provide shade and character. Cobble beds enhance the layout, and practical features include an outside tap, power socket, storage shed, side shed and a further alleyway leading to the front.

Double Garage

Power, lighting, storage above and two up and over doors to front.

Location

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



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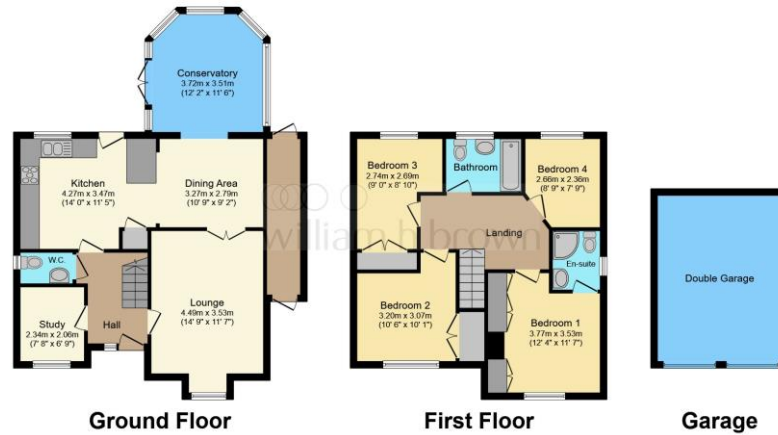
welcome to

De Havilland Road, Dereham

- Spacious, Executive 4 Bedroom Detached House
- Bay-Fronted Lounge And Separate Study
- Modern Fitted Kitchen With A Range Of Integrated Appliances
- Open-Plan Dining Area And Bright Conservatory
- Master Bedroom With En Suite Shower Room
- Private, Landscaped Rear Garden, Perfect For Outdoor Living
- Driveway Parking And Double Garage
- Great Position On A Popular Development, With Pleasant Outlook

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

£400,000



Total floor area 150.4 m² (1,618 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



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