



Larch Grove, North Elmham Dereham NR20 5JW

william
h brown

welcome to

Larch Grove, North Elmham Dereham

A Three Bedroom Detached Bungalow in North Elmham with Spacious Living Room, Kitchen/Dining Room and finished to a hight standard throughout. Offered with NO ONWARD CHAIN!



William H Brown are pleased to offer a superb three bedroom detached bungalow on a corner plot in the popular, well served village of North Elmham. With space to the front, side and rear, and a driveway and garage this well positioned bungalow will suit downsizers and retirees as well as families who are looking for something to grow into and even extend (STPP).

North Elmham is a popular village just 6 miles from the market town of Dereham. There is a village shop, post office facilities, a doctors surgery, popular primary school, fish and chip shop and two public houses.

The property is offered with no onward chain and will doubtless be popular, so be quick!

Accommodation

The property enjoys a spacious entrance hall, a large living room which leads into a good sized kitchen/dining room. three good sized bedroom and a family bathroom and separate toilet.

Outside

The property sits on a good sized corner plot with impressive frontage. To the side of the property is a driveway which leads to the garage. To the rear of the property is an enclosed and private rear garden with patio area and lawn.



Total floor area 99.3 m² (1,069 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



view this property online williamhbrown.co.uk/Property/DRM115275



welcome to

Larch Grove, North Elmham Dereham

- Three Bedroom Detached Bungalow
- Spacious Living Room
- Kitchen/Dining Room
- Corner Plot with impressive Frontage
- Driveway and Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£280,000



view this property online williamhbrown.co.uk/Property/DRM115275

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.



Property Ref:
DRM115275 - 0003

 william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk