



**The Grove, Dereham, NR19 1BH**

**welcome to**

**The Grove, Dereham**

>> CHAIN FREE! An extremely well-proportioned 4 bedroom detached chalet, offering versatile living accommodation and oozing with potential to modernise and enhance throughout. Located within a maturing residential development in Dereham and boasting ample off road parking & integral garage!



## Description

We are excited to present to the market this 4 bedroom detached chalet, located within easy walking distance of Dereham town centre amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance porch, cloakroom w.c, long entrance hall with built-in storage, dual-aspect lounge with central fireplace, study/home office, fitted kitchen with separate utility room and dual aspect dining room, two ground floor bedrooms with versatile use and the large shower room. This is complemented on the first floor by two further great sized bedrooms.

Outside, the property is set back from the road and approached by a shingle driveway which offers ample off road parking space for several cars and access to the integral garage. The rear garden is laid predominantly to lawn with patio seating areas and fully enclosed by timber fencing.

Offered for sale with NO CHAIN, viewings are essential to fully appreciate the size, versatility and potential offered for sale!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

With tiled flooring, dual aspect double glazed windows to front and side aspect, radiator, door opening to entrance hall and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed window to side aspect.

### Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, two built-in storage cupboards, radiator and doors opening to all ground floor rooms.

### Lounge

14' 5" x 12' 1" ( 4.39m x 3.68m )

With fitted carpet flooring, central fireplace with tiled hearth and brick surround, radiator and dual aspect double glazed windows to front and side aspects.

### Study

8' x 6' 8" ( 2.44m x 2.03m )

With fitted carpet flooring, radiator and double glazed window to side aspect.

### Kitchen

11' 9" x 9' 8" ( 3.58m x 2.95m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level double oven, inset electric hob with concealed extractor, space for fridge, tiled effect flooring, radiator, double glazed window to rear aspect, door opening to utility room and further opening to;

### Dining Room

11' 9" x 9' 8" ( 3.58m x 2.95m )

With fitted carpet flooring, radiator and dual aspect double glazed windows to side and rear aspects.

### Utility Room

8' 2" x 5' 2" ( 2.49m x 1.57m )

Fitted base unit with space for fridge freezer, washing machine and tumble dryer, double glazed window to rear aspect, double glazed external door opening to the rear garden and personal door access opening to the integral garage.

### Bedroom One

13' 5" x 12' 9" ( 4.09m x 3.89m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to side aspect.

### Bedroom Four

11' 3" x 8' ( 3.43m x 2.44m )

With fitted carpet flooring, radiator and double glazed window to side aspect.

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, shower, vinyl & tiled flooring, radiator and Velux window.

### First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank and doors opening to remaining bedrooms.

### Bedroom Two

11' 7" x 11' 2" ( 3.53m x 3.40m )

With fitted carpet flooring, eaves storage, radiator and double glazed window to rear aspect.

### Bedroom Three

12' 3" x 7' 1" ( 3.73m x 2.16m )

With fitted carpet flooring, loft access, radiator and double glazed window to front aspect.

### Outside

The property is approached from the road by a large shingle driveway which provides ample off road parking for several cars and access to the integral garage. The property is screened from the road by low level brick wall and mature hedging, offering a degree of privacy to the home. The remainder of the front is laid to patio, for ease of maintenance and offers various shrub beds.

The enclosed rear garden is laid predominately to lawn with a patio seating area, together with shrub beds, mature plants, summer house and timber storage shed.

### Integral Garage

With power, lighting, window to rear aspect, double glazed external door to front aspect and up and over door to front aspect.

### directions to this property:

From William H Brown Dereham office, proceed down Church Street and follow the road around to the left, past Bishop Bonner's Cottage. Continue along this road and at the sharp left hand bend, turn right onto Littlefields. Take the right hand turn into The Grove and proceed to the bottom. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

## The Grove, Dereham

- CHAIN FREE!
- Spacious 4 Bedroom Detached Chalet
- Versatile Accommodation With Huge Potential
- 3 Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Privately Enclosed Rear Garden
- Ample Off Road Parking And Integral Garage
- Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: Awaiting



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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116679 - 0002

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