



**Avondale Market Hill, Foulsham Dereham NR20 5RU**



**welcome to**

**Avondale Market Hill, Foulsham Dereham**

A 3 bedroom detached bungalow located in the heart of a Norfolk Village. The bungalow itself benefits from a good-sized lounge, dining room, 3 bedrooms, modern kitchen & family bathroom. The bungalow boasts a drive way & the rear garden has been thoughtfully laid out while providing privacy.



## Hall

Radiator and double glazed door to the front,

## Living Room

19' 1" x 10' 7" ( 5.82m x 3.23m )

Wood burner, vinyl flooring, radiator and double glazed bay window to the front.

## Dining Room

13' 10" x 9' 2" ( 4.22m x 2.79m )

Radiator, vinyl flooring and patio doors to the rear.

## Kitchen

11' 2" x 7' 5" ( 3.40m x 2.26m )

Kitchen with wall and base units, integrated electric hob, double oven, extractor, dishwasher, washing machine, composite sink with drainer, tiled splash back, window to the side and front.

## Bedroom One

10' x 15' ( 3.05m x 4.57m )

Radiator and double glazed window to the rear.

## Bedroom Two

10' 7" x 10' 3" ( 3.23m x 3.12m )

Radiator and double glazed window to the front.

## Bedroom Three

8' 7" x 9' 3" ( 2.62m x 2.82m )

Radiator and double glazed window to the rear.

## Bathroom

Suite comprising of bath with electric shower over, WC, wash hand basin, tiled floor and radiator.

## Rear Garden

Decking seating area, laid to lawn with shed, mature shrub and trees.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/FKM107828](http://williamhbrown.co.uk/Property/FKM107828)



welcome to

## Avondale Market Hill, Foulsham Dereham

- Detached Bungalow
- Three double bedrooms
- Driveway with off road parking
- Private Garden
- Norfolk Village

Tenure: Freehold EPC Rating: D

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM107828](https://www.williamhbrown.co.uk/Property/FKM107828)



Property Ref:  
FKM107828 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**williamhbrown.co.uk**