

property details **approval form**

Property Details – 20 Quebec Road, Dereham, NR19 2DR - ZK1104933 - 0002

selling your home with us!



Select

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **£675,000**

guide price £675,000

Tenure: Freehold

>> **Bullet Points**

- Impressive five bedroom, three storey home
- Beautifully presented
- Two reception rooms
- Fantastic kitchen/ breakfast room
- Generous garden
- Outbuilding with cinema room and gym
- Well placed for town centre facilities
- Parking

>> **Tag Line**

An impressive five bedroom three storey period home with generous garden.

>> **Short Description**

This five bedroom period family home stands on one of Dereham's premier roads with good access to bustling market place, the property offers stylish character accommodation and generous garden.

>> **Long Description**

Standing in one of the premier locations within the bustling market town of Dereham, this three storey five bedroom family home offers beautifully presented character accommodation with many exemplary features. The ground floor features a welcoming reception room with two reception rooms and a fantastic kitchen/ breakfast room, the first floor offering two bedrooms and a bathroom with the remaining three bedrooms being on the second floor along with a shower room. Externally, there is off-road parking with double gates leading through to the generous back garden at the foot of which is a detached garage/ storage building currently configured as a cinema room and gym benefitting from mains electricity and water.

Viewing is essential to fully appreciate the quality, style and character of the accommodation offered by this fantastic home!

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>> **room description**

Accommodation

RECEPTION HALL

Door with stain glass panelling from the front aspect, attractive exposed wooden flooring, stairs leading to first floor, door under the stairs giving access to the basement.

SITTING ROOM

Lovely, generous sitting room with bay window to the front aspect, focal point is provided by an attractive open fireplace with surround, either side of which is fitted shelving and storage.

DINING ROOM

Ideal formal dining room, exposed floorboards, further attractive cast iron fireplace with tiled panels and wooden surround, French doors lead out to the rear garden.

CLOAKROOM

With wc and hand wash basin.

KITCHEN/ BREAKFAST ROOM

Large kitchen/ breakfast room with windows to three aspects, fitted with a range of bespoke drawer and storage cabinets to three walls having wooden work surfaces over and inset Butler sink, matching wall storage cabinet and larder units complete the kitchen. The kitchen is fitted with a three door aga as well as an electric oven with hob and hood over. Attractive slate floor, breakfast bar, door leads out to the rear garden.

FIRST FLOOR LANDING

Stairs to second floor landing.

BATHROOM

Stylish bathroom with central free standing bath having mixer tap, shower in tiled cubicle and basin on washstands, wc. Attractive cast iron fireplace, exposed floorboards.

SEPARATE WC

Wc and hand wash basin.

BEDROOM TWO

Two sash windows to the front aspect, attractive cast iron fireplace with tiled panels.

BEDROOM THREE

Window to the rear overlooking the garden, attractive cast iron fireplace with tiled panels.

SECOND FLOOR LANDING

Window to side aspect.

BEDROOM FOUR

Window to rear aspect, cast iron fireplace.

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>> **room description**

STUDY/ BEDROOM FIVE

Ideal home office with windows to two aspects and fitted storage, exposed floorboards.

SHOWER ROOM

Shower cubicle, wc, hand wash basin on washstand with storage under, attractive tiling.

BEDROOM ONE

Generous bedroom with window to the front aspect offering open views, attractive cast iron fireplace, fitted storage.

EXTERIOR

The property stands on one of Dereham's premier roads, approached from the road onto a parking area bordered by raised beds, gravel drive continues alongside the house with double gates leading to the rear garden. The generous rear garden is laid to lawn with a sun terrace adjoining the rear of the property itself. Towards the bottom of the garden the former garage building is configured to provide storage and cinema room with woodburning stove, mains electricity and water, there is also an area used as the gym. Gardens are enclosed by fencing.

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>> **room description**

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>> **property images**

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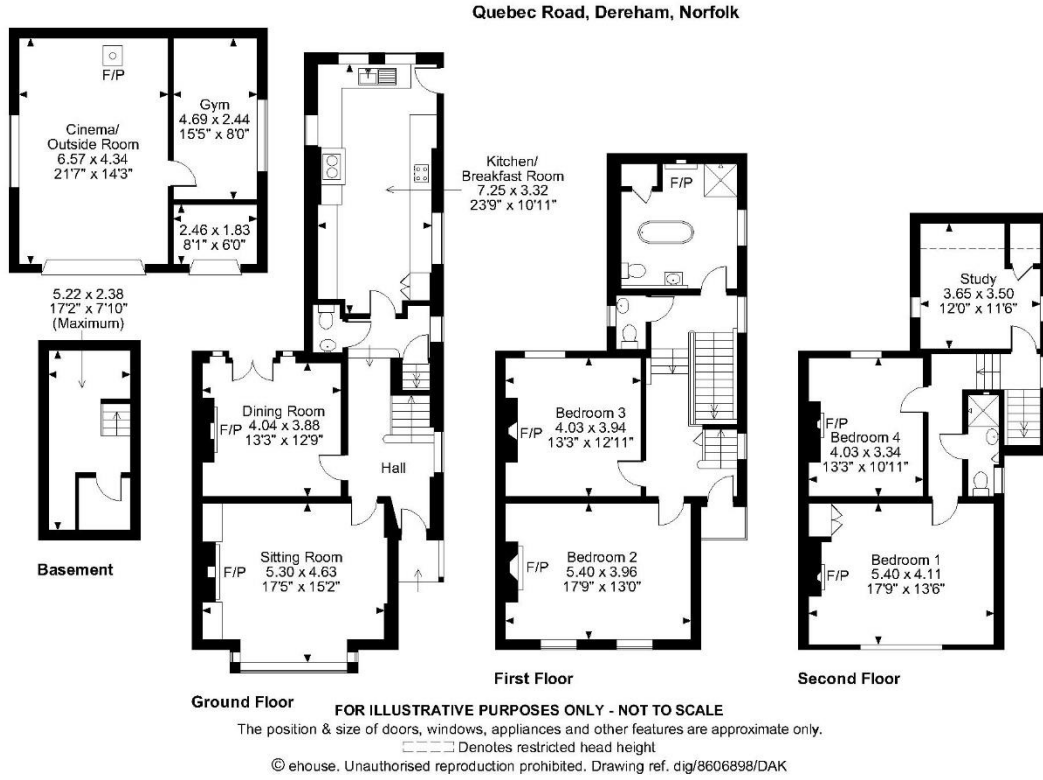
>> **property images**

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>> **property images**

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>> floor plan



>> approval

	Signature	Date
Gareth Thomas		
Ms P Chamberlain		