



**Shipdham Road, Dereham, NR19 1NN**

**welcome to**

**Shipdham Road, Dereham**

Fully renovated & extended two bedroom semi-detached house in a well-regarded non-estate position in Toftwood. Offering stylish modern living with everything brand new, this home features a spacious lounge, superb kitchen/breakfast room, generous landscaped garden, driveway parking & no chain!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Tiled flooring, double glazed window to front aspect and door opening to;

### Lounge

16' 7" x 15' 11" ( 5.05m x 4.85m )

Karndean flooring, space for fireplace, inset ceiling spotlights, radiator, dual aspect double glazed windows to front and side aspects, and door opening to;

### Kitchen/Breakfast Room

21' 8" x 14' 8" ( 6.60m x 4.47m )

A range of wall and floor mounted base units with quartz worktops over and upstands, under-mount sink with mixer tap, built-in electric eye-level oven, inset electric hob, integrated dishwasher, integrated fridge freezer, space for washing machine and tumble dryer, Karndean flooring, inset ceiling spotlights, plinth heater, roof lantern, vertical radiator, double glazed window to side aspect and double glazed bi-fold doors opening to the rear garden. Stairs rising to first floor landing, door opening to cloakroom and further door to;

### Study

9' 7" x 5' 11" ( 2.92m x 1.80m )

Karndean flooring, under stairs storage cupboard, inset ceiling spotlights and radiator.

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, Karndean flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

### First Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to both bedrooms and family bathroom.

### Bedroom One

13' 10" x 8' 11" ( 4.22m x 2.72m )

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

### Bedroom Two

11' 7" x 10' 4" ( 3.53m x 3.15m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

### Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to front aspect.

### Outside

The property is approached by a shingle driveway which provides off-road parking. Gated access leads to the rear garden.

Stepping out to the generously-proportioned rear, the garden is beautifully landscaped with sprawling lawn for outdoor enjoyment, and patio seating for outdoor dining and relaxing. A raised flower bed features for added charm and the garden is fully enclosed by timber fencing for privacy.

### Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, 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

## Shipdham Road, Dereham

- Immaculate 2 bedroom semi-detached house
- Fully renovated and extended throughout
- Impressive kitchen/breakfast room with roof lantern and bi-fold doors
- Ground floor study with versatile use
- Cloakroom and four-piece family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£310,000**



### directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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