



Mountbatten Drive, DEREHAM, NR19 2SN



welcome to

Mountbatten Drive, DEREHAM

Modern three bedroom semi detached home situated close to the Dereham town centre benefits from three good sized bedrooms, garage and garden room. The property is perfect for first time buyers and people looking to upsize to an immaculate home!



Situated in the popular Norfolk market town of Dereham is this immaculately presented modern three bedroom semi detached house positioned close to local amenities and schools.

The accommodation is spread over two floors with the ground floor comprising entrance hall which gives access to the spacious living room with modern contemporary decoration, a modern fitted kitchen with space for utilities and dining table, opening to the garden room offering panoramic views of the garden area, the ground floor is completed with a cloakroom comprising two piece suite.

To the first floor there is two double bedrooms with a third single bedroom with built in storage and a family bathroom comprising modern three piece suite with a bath with shower over.

To the outside of the property there is an enclosed garden which is laid with lawn, a brick weaved seating area which is perfect for entertaining and al-fresco dining, outside water supply and access to the garage which has an up and over door to front with personal door to the side.



view this property online williamhbrown.co.uk/Property/DRM117829



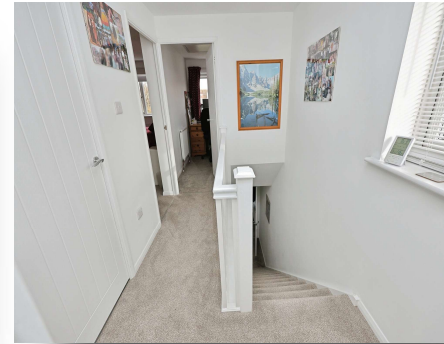
welcome to

Mountbatten Drive, DEREHAM

- Semi-Detached family home
- Three good size bedrooms
- Immaculately presented
- Two reception rooms
- Garage with driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117829](https://www.williamhbrown.co.uk/Property/DRM117829)



Property Ref:
DRM117829 - 0004

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



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk