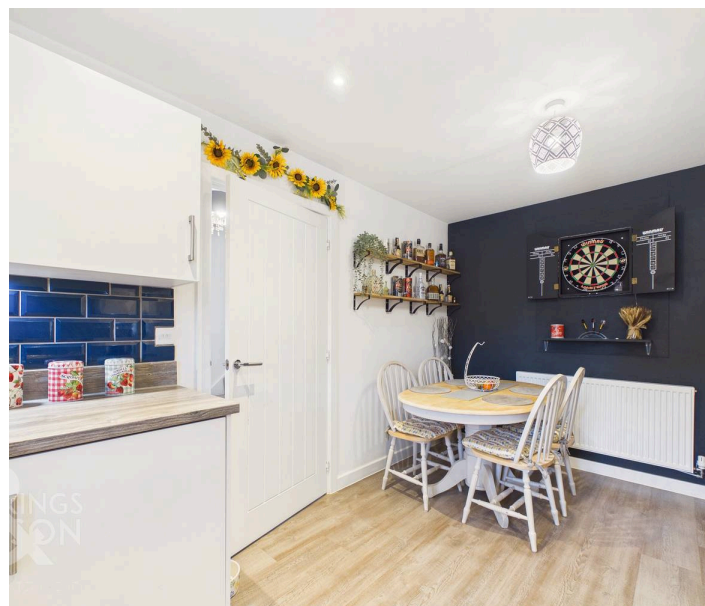
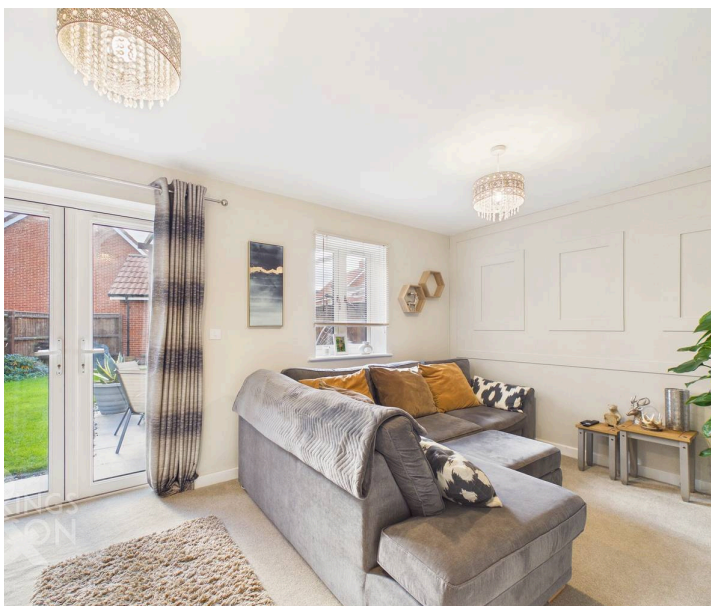




Rowan Drive, Dereham - NR20 3TY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Rowan Drive

Dereham

NO CHAIN! This BEAUTIFULLY UPGRADED THREE BEDROOM SEMI-DETACHED HOUSE is offered to the market with NO CHAIN and is presented in IMMACULATE ORDER throughout having been heavily upgraded by the current owner, making it the perfect choice for those seeking a move-in ready home. Step through the welcoming entrance hall into a SPACIOUS 15' KITCHEN/DINING ROOM, featuring MODERN INTEGRATED APPLIANCES (ideal for family meals or entertaining guests). The SITTING ROOM, located to the rear, boasts direct access to the garden, creating a seamless flow between indoor and outdoor living spaces and filling the room with natural light. There is also a very useful ground floor W/C. Upstairs, discover THREE AMPLE BEDROOMS, each thoughtfully designed to provide comfort and versatility, complemented by TWO CONTEMPORARY BATHROOMS (including an en-suite to the principal bedroom). Every aspect of this home has been carefully considered, from the high-quality finishes to the practical layout, ensuring a warm and inviting atmosphere for all.

The property also benefits from a SINGLE GARAGE and DRIVEWAY PARKING FOR TWO VEHICLES, offering ample storage and convenience for busy households. The side and rear gardens offer more space than all the others around with well kept grounds, patio areas, hard standing and timber shed storage also. This home is a perfect hassle free first step on the ladder within easy reach of all the local amenities that Dereham has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Beautifully Upgraded Semi-Detached Home
- Presented In Immaculate Order
- 15' Kitchen/Dining Room With Integrated Appliances
- Sitting Room To The Rear Opening Onto The Garden
- Three Ample Bedrooms & Two Bathrooms As Well As Ground Floor W/C
- Larger Than Expected Rear Gardens
- Single Garage & Driveway Parking For 2 Vehicles



The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant, junior and high schools, 6th form college, public house and sport and leisure activities. There is a regular bus service to Dereham which is about a mile away, with additional bus services to Norwich including evenings and Sundays. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

SETTING THE SCENE

Approached using Rowan Drive, The house can be found on a small cul-de-sac with parking space for two vehicles to the front as well as a single garage with up and over door. A side gate leads into the rear garden from the driveway and the main entrance door is found to the front also into the hallway.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor landing as well as the ground floor W/C. The kitchen/dining room is found to the right of the hallway offering a modern range of wall and base level units with wood effect worktops over and integrated appliances including an electric oven and gas hob, fridge/freezer, dishwasher and washing machine. There is also plenty of space for table and chairs. The sitting room can be found at the end of the hallway with double doors out to the garden as well as built in storage.

Heading up to the first floor landing there is an airing cupboard as well as loft access. Doors lead to three bedrooms and a family bathroom. The two bedrooms to the rear overlook the garden and are both used as office/reception rooms. The family bathroom is presented in good order with bath and shower over, w/c and hand wash basin. The main bedroom to the front benefits from double built in wardrobes as well as an en-suite shower room with double shower, hand wash basin and w/c.

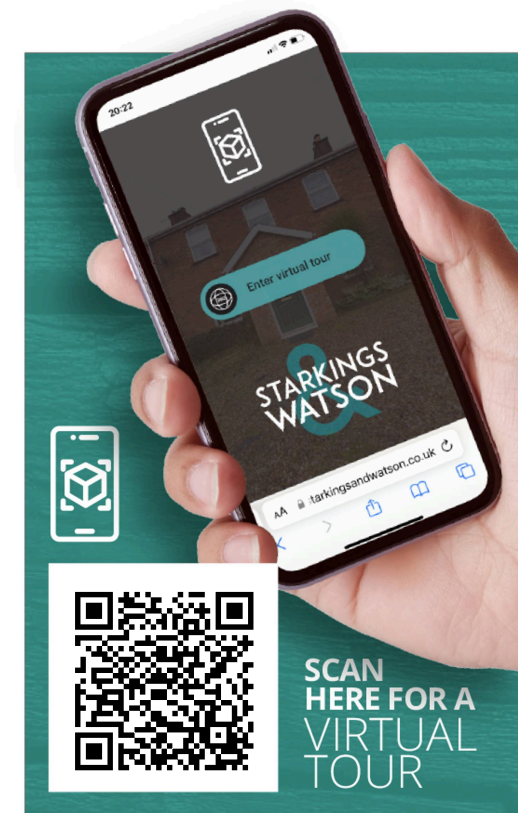
FIND US

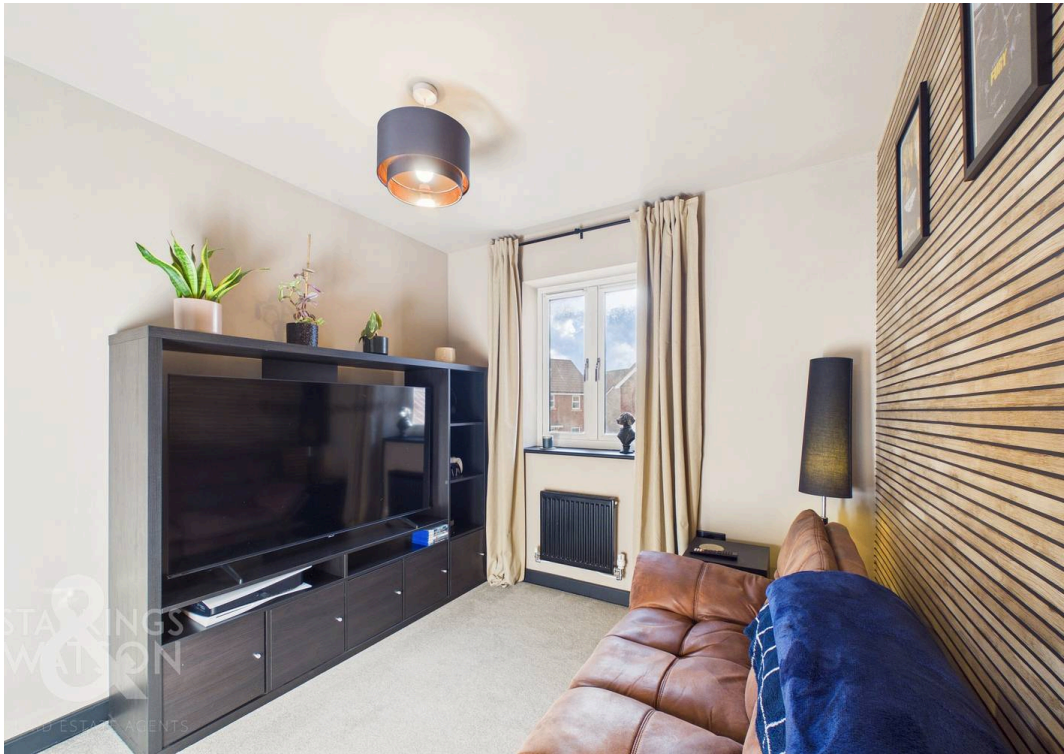
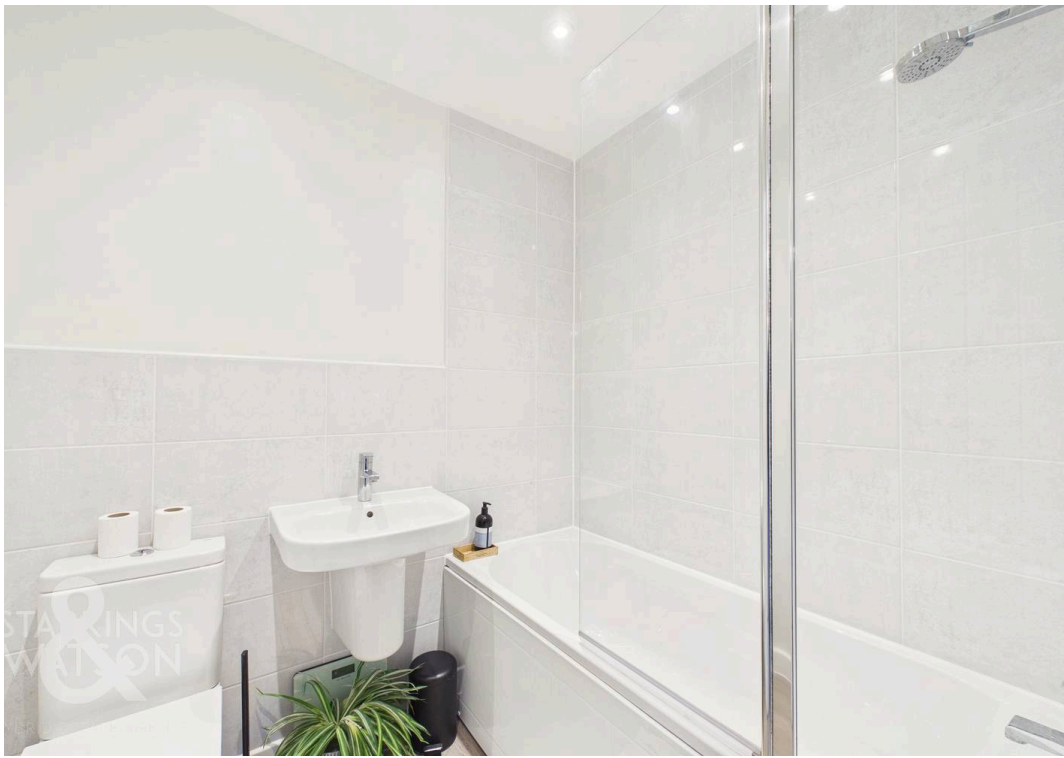
Postcode : NR20 3TY

What3Words : ///soonest.regard.airless

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.



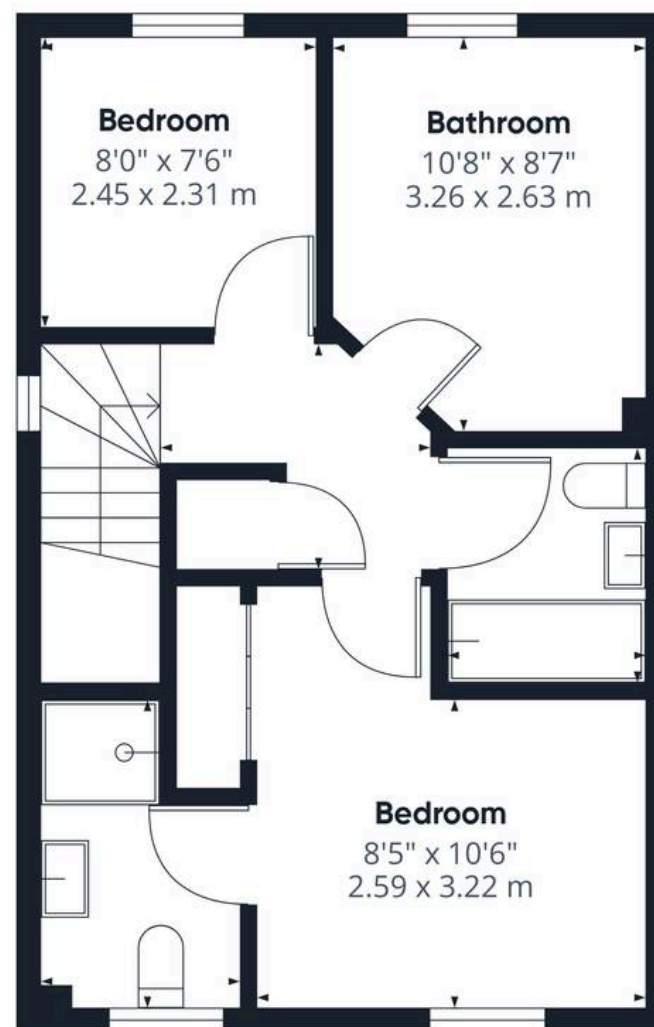




THE GREAT OUTDOORS

The impressive rear garden spans the side and rear offering plenty of space enclosed with timber fencing. The side area is laid to hard standing with a timber store shed and covered wood store with a gate to the frontage. The main section of garden is laid to lawn with well stocked planting borders surrounding. There is a large paved patio area at the rear of the house as well as another paved patio area to the far end of the garden providing another seating area.





Approximate total area⁽¹⁾

786 ft²

73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.