







20 Masefield Mews I I Dereham I NR19 2SY

Offers In Excess Of £210,000

EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING Gilson Bailey are delighted to offer this smartly presented, two bedroom mid-terrace house, pleasantly tucked away within a modern development in the popular market town of Dereham. Providing comfortable and well-planned accommodation, the ground floor comprises a welcoming entrance hall, inviting lounge, fitted kitchen and convenient WC. Upstairs, there are two well-proportioned bedrooms and a newly fitted modern bathroom off landing, creating an ideal layout for everyday living. Outside, the property benefits from the considerable advantage of two off-road parking spaces to the front, while to the rear is a low-maintenance enclosed garden, providing a private and easy-to-manage space for relaxing and entertaining. Further benefits include double glazing and gas heating. Combining modern accommodation, a newly fitted bathroom and two parking spaces, this attractive home would make a fantastic first-time purchase, so be quick to book a viewing.

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Location
Dereham is situated to the west of Norwich with a modern shopping centre, supermarkets, full range of schools, hotels, churches, public houses and Dereham leisure centre. There are regular bus services to all nearby towns and villages together with a fantastic route into Norwich city centre, and ease of access on the A47.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 13'6" x 12'2"
French doors, radiator.

Kitchen 13'0" x 6'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, radiator, double glazed window, boiler.

WC 5'11" x 2'10"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'7" x 10'0"
Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 10'4" x 7'4"
Double glazed window, radiator.

Bathroom 6'3" x 6'3"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Two off road parking spaces.

Outside Rear
Patio area, artificial lawn, enclosed by timber fencing with rear gate access.

Local Authority
Breckland Council, Tax Band B.

Tenure
Freehold

Utilities
Cable broadband.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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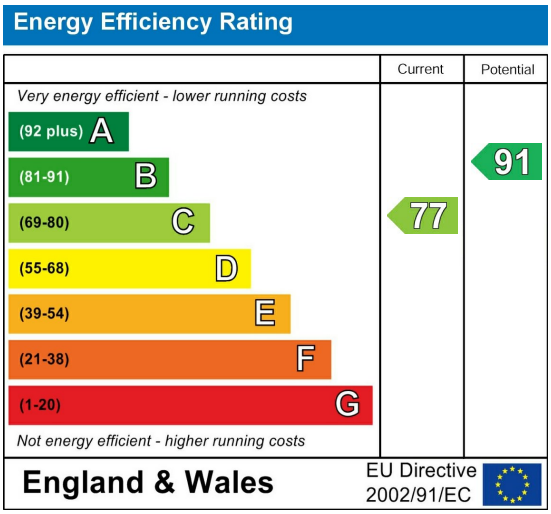












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.