



Norwich Road, Dereham, NR20 3AE

welcome to

Norwich Road, Dereham

A 3 bedroom end-terraced home, located on the popular Norwich Road with easy access to town centre. Offered for sale with NO ONWARD CHAIN, and boasting a 22' lounge with charming features, stylish fitted kitchen/dining area, en suite, private rear garden, driveway parking & adaptable outbuilding!!



Description

Situated in the popular Norfolk market town of Dereham is this spacious and well-connected three bedroom end-terraced character home, close to local amenities and schooling. The property offers ample living space to the ground floor and three bedrooms to the first floor.

The accommodation is spread over two floors, the ground floor comprising entrance hall, 22' lounge with character fireplace and modern kitchen/dining area with a range of integrated appliances, lighting and French doors to the rear garden. Upstairs, there are three bedrooms, the master with a two piece en-suite and family bathroom which completes the space.

Outside, there is a shingle driveway and adjacent hard standing area which provide ample off-road parking and access to the integral single garage. To the rear, there is a fully enclosed garden, enhanced by an external cloakroom w.c, shrubs, trees and a workshop equipped with power and lighting, ideal for home working, gym or studio. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Appealing to a variety of buyers and offered for sale with no onward chain, internal viewing is highly recommended.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator and door opening to;

Lounge

22' 3" x 13' 3" (6.78m x 4.04m)

Fitted carpet flooring, central feature fireplace, exposed wooden beam, under stairs storage cupboard, two radiators, double glazed window to front aspect and door opening to;

Kitchen

15' 3" max x 13' 2" max (4.65m max x 4.01m max)
A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with mixer tap, built-in eye-level electric oven, inset electric hob with splashback and extractor hood over, integrated fridge freezer, integrated dishwasher, space for washing machine, breakfast bar, wood effect flooring, inset ceiling spotlights, plinth lighting, radiator, double glazed windows to side and rear aspects, Velux window and open-plan access to;

Dining Area

8' 7" x 8' 5" (2.62m x 2.57m)
Wood effect flooring, inset ceiling spotlights, radiator, double glazed French doors opening to the rear garden and door opening to integral garage.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

Master Bedroom

13' 6" x 8' 3" (4.11m x 2.51m)
Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

En Suite

Two piece suite comprising hand wash vanity unit, fully tiled walk-in shower cubicle, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)
Wood effect flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Three

10' x 9' 9" (3.05m x 2.97m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, wooden flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The property is approached by a shingle driveway which also provides access to a hard standing driveway for additional parking, alongside the integral garage. Timber fencing provides a level of security to the sides and mature trees feature at the front for added privacy.

Stepping out to the rear, there is a well-proportioned garden laid predominately to lawn alongside a paved patio area for outdoor entertaining and relaxing within the warmer months of the year. The enclosed property features an external cloakroom w.c, mature plants, storage shed and a versatile workshop, equipped with power and lighting.

Garage

17' 6" x 8' 11" (5.33m x 2.72m)
Power, lighting, personal door from dining area and electric roller door to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Norwich Road, Dereham

- 3 Bedroom End-Terraced House - No Onward Chain!
- Contemporary Style Fitted Kitchen And Dining Area
- Impressive, Charming 22' Lounge
- Master En Suite And Family Bathroom
- Private, Well-Proportioned Rear Garden
- Versatile Workshop, Equipped With Power And Lighting
- Sufficient Off-Road Parking And Integral Garage
- Popular Setting, Close To Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£290,000



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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.



Property Ref:
DRM117661 - 0003



Please note the marker reflects the postcode not the actual property



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk