



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!!!

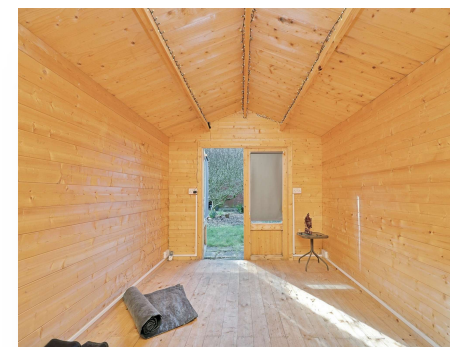


Situated in the popular Norfolk market town of Dereham is this spacious and well-connected three bedroom end-terraced character home, close to local amenities and schooling. The property offers ample living space to the ground floor and three bedrooms to the first floor.

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.



view this property online williamhbrown.co.uk/Property/DRM118004



welcome to

Norwich Road, Dereham

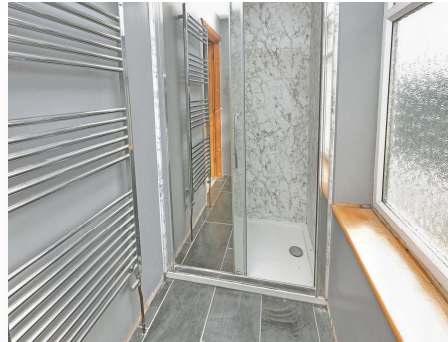
- 3 Bedroom End-Terraced House - No Onward Chain!
- Contemporary Style Fitted Kitchen And Dining Area
- Impressive, Charming 22' Lounge
- Master En Suite And Family Bathroom
- Private, Well-Proportioned Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118004



Property Ref:
DRM118004 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk