



Old Becclesgate, Dereham NR19

Guide Price £270,000

DONNA VINCENT
exp

- Ref:DV1198
- Four-bedroom detached chalet bungalow
- Flexible accommodation arranged over two floors
- Spacious lounge and welcoming entrance hall
- Two ground floor bedrooms and two first floor bedrooms
- No Onward Chain
- • Detached double garage plus additional single garage
- Walking distance to Dereham town centre and local amenities
- Requires updating and modernisation, offering excellent potential

Council Tax Band: C

Tenure: Freehold

Introduction

Situated within the highly sought-after and peaceful area of Old Becclesgate, this versatile four-bedroom detached chalet bungalow offers an exceptional opportunity to acquire a spacious home in one of Dereham's most desirable residential locations.

Thoughtfully extended by the current owners, the property now provides generous and flexible accommodation arranged over two floors. The ground floor centres around a welcoming and spacious entrance hall, leading to a comfortable lounge, well-appointed kitchen, garden/utility room, two double bedrooms, a family bathroom, and separate WC. Upstairs, a loft conversion has created two further bedrooms, making the property ideal for growing families, or those seeking additional space for home working or hobbies.

While the property has been well cared for over the years, it would now benefit from a programme of updating and modernisation, presenting an exciting opportunity for buyers to put their own stamp on the home and create something truly special. With generous room sizes, flexible accommodation, and excellent foundations already in place, the property offers significant potential to enhance both its value and lifestyle appeal.

Externally, the property continues to impress with a detached double garage, an additional single garage attached to the chalet bungalow, and gardens offering something for everyone. To one side, a productive vegetable garden provides the perfect space for keen gardeners, whilst the lawned area offers room for relaxing, entertaining, or family enjoyment.

Old Becclesgate is one of Dereham's most desirable addresses, offering a tucked-away, non-estate setting whilst remaining within easy walking distance of the town centre, shops, schools, healthcare facilities, and other everyday amenities. Combining generous accommodation, excellent garaging, tremendous potential, and a prime location, this is a rare opportunity to acquire a home that can be transformed into a fantastic long-term family residence.

Viewing is highly recommended to fully appreciate the space, setting, and potential on offer.



Accommodation Comprises:

Ground Floor

Entrance Hall A welcoming and versatile entrance hall accessed via the front entrance door. This spacious area is currently utilised as a dining area, demonstrating the flexibility of the accommodation on offer. Features include a radiator, stairs to the first floor, and an airing cupboard housing the hot water tank. Doors provide access to the lounge and inner hallway, while a sliding door leads through to the kitchen, creating a practical flow throughout the ground floor. The generous proportions of the hall offer ample space for additional furniture or storage if desired.

Lounge A spacious and inviting double-aspect reception room. The feature fireplace incorporates a Parkray stove. Two radiators provide additional comfort, while a serving hatch through to the kitchen adds a practical element, making this an ideal space for both everyday living and entertaining. Generous proportions allow ample room for a variety of furniture arrangements.

Kitchen The property retains its original kitchen, fitted with a range of matching wall and base units. Features include a stainless steel sink unit with drainer, electric hob, and a mid-height double oven. A serving hatch connects the kitchen to the lounge, adding a practical and sociable touch. Also located within the kitchen is a freestanding oil-fired boiler (currently not in working order). Steps lead down from the kitchen to the utility/garden room.



Bathroom Fitted with a panelled bath, wash hand basin and radiator. The room offers scope for modernisation and personalisation to suit individual tastes.

Separate W.C Fitted with a low-level WC.

Bedroom 1 A well-proportioned double bedroom positioned at the front of the property, enjoying a pleasant outlook through the front-facing window. The room benefits from a radiator and built-in storage, including sliding wardrobe cupboards with additional storage cupboards above.

Bedroom 2 A comfortable bedroom positioned to the rear of the property, enjoying views over the garden. Currently used as a study, the room offers flexibility for a variety of uses and benefits from a radiator and built-in sliding double wardrobe cupboards with additional storage cupboards above. A pleasant and practical room, ideal as a bedroom, home office, or hobby space.

First Floor

Landing The first-floor landing provides access to Bedrooms Three and Four and benefits from three useful eaves storage cupboards.

Bedroom 3 A useful bedroom located on the first floor, benefiting from a low-level radiator and two eaves storage cupboards, providing practical additional storage. A bright and comfortable room that could be used as a bedroom, guest room, or hobby space.

Bedroom 4 A bedroom situated on the first floor, benefiting from a fitted wardrobe and drawer unit providing useful built-in storage. The room also features a low-level radiator and offers a comfortable space that could be used as a bedroom, dressing room, study, or hobby room.

Outside The property is approached via double gates opening onto a concrete driveway, providing ample off-road parking and leading to a brick-built detached double garage. The front garden is enclosed by a low-level brick wall and is predominantly laid to lawn, creating an attractive frontage.

Adjacent to the garage is a useful carport, while to the rear of the garage there is a small lawned area. The main rear garden is mature and well established, featuring a variety of flowers, shrubs, and lawned areas, along with a dedicated vegetable patch for those with green fingers. Additional outdoor storage is provided by a wooden shed and greenhouse.





The property also benefits from an attached single garage with a personnel door to the rear, providing convenient access to the garden. A timber gate to the side of the property leads back around to the front.

Single Garage An attached single garage benefiting from power and lighting. The garage features an up-and-over door to the front, a window to the rear allowing natural light, and a personnel door providing direct access to the rear garden. A useful space for secure parking, storage, or workshop use.

Double Garage Double Garage A brick-built detached double garage benefiting from power and lighting. The garage features two up-and-over doors to the front, providing vehicle access, along with a personnel door to the side for convenient pedestrian access. Offering excellent storage, workshop potential, or secure parking.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.





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As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

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In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		