





Windmill Avenue, Dereham, NR20 3BE

william h brown

welcome to

Windmill Avenue, Dereham

Corner Plot, Cul-De-Sac Position! A well-presented 3 bedroom detached chalet style property, occupying a fantastic position within this well-regarded development in Dereham. This versatile home boasts a fitted kitchen, 21' lounge, conservatory, well-manicured rear garden, driveway, garage & more.





We are excited to present to the market this delightful 3 bedroom detached chalet style property, occupying a corner plot position within a peaceful cul-de-sac. The home sits on a slightly elevated plot and is located within easy reach of Dereham's amenities, facilities, schools, bus routes and A47 routes.

Briefly, the internal ground floor accommodation comprises; entrance hall, welcoming lounge with central fireplace, conservatory overlooking views of the rear garden, fitted kitchen with space for appliances, bedroom three with versatile use as a dining room, shower room and separate cloakroom w.c. This is complemented on the first floor by two double bedrooms, both offering eaves storage space.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property is approached by a hard standing driveway which provides off-road parking and access to the garage, together with a privately-enclosed rear garden, well-maintained throughout and backing onto mature shrubbery.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

Agents Note Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

Windmill Avenue, Dereham

- Charming 3 Bedroom Detached Property
- Sought-after corner plot in quiet cul-de-sac
- Spacious lounge with feature fireplace
- Conservatory overlooking the rear garden
- Versatile third bedroom/dining room

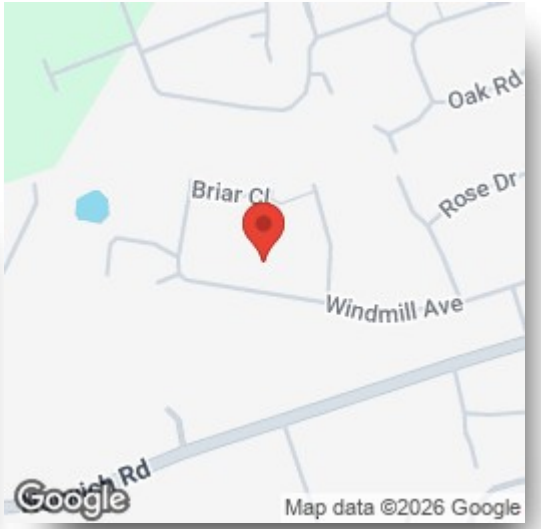
Tenure: Freehold EPC Rating: E
Council Tax Band: C

£290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118223 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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