



Lavender Grove, Dereham, NR19 1JZ

welcome to

Lavender Grove, Dereham

Newly refurbished detached bungalow in a great location in Toftwood, Dereham. Boasting two double bedrooms, newly fitted kitchen & bathroom, 17' lounge, conservatory, enclosed rear garden, parking & garage and newly installed gas fired boiler. Offered for sale with NO ONWARD CHAIN!



Description

William H Brown are pleased to offer a new refurbished and in immaculate condition detached bungalow, in the ever popular, well-served suburb of Toftwood, with a bus stop opposite to travel into Dereham Town centre for convenience.

Situated in a sought-after location, this property is well presented throughout and has accommodation comprising an entrance hall, spacious living room, newly fitted kitchen, bathroom and conservatory. The property has parking to front with a garage and a pleasant enclosed walled garden for relaxing.

The property has been tastefully renovated with benefits including a newly installed gas-fired boiler, double glazed windows (most that are newly fitted) and tasteful decor. The property would make an ideal first home and would suit downsizers and retirees alike.

The property is offered with no onward chain so be quick to view.

Entrance Hall

Double glazed door to front, wood effect flooring, radiator, storage cupboard, airing cupboard.

Lounge

17' 10" x 13' (5.44m x 3.96m)

Wood effect flooring, two double glazed windows to front aspect, radiator, feature fireplace.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)

Newly fitted kitchen with wall and base units having work surfaces over. Inset stainless steel sink and drainer, inset electric hob, built in electric eye-level oven, space for fridge freezer, washing machine and dishwasher. Cupboard housing newly fitted boiler. Double glazed window and door to rear.

Conservatory

9' 2" x 6' 8" (2.79m x 2.03m)

Brick base with double glazed windows onto the garden, tiled flooring, radiator, double glazed door to garden.

Bedroom One

15' 1" x 10' 7" (4.60m x 3.23m)

Wood effect flooring, radiator, double glazed window to rear aspect.

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Wood effect flooring, radiator, built in wardrobes, double glazed window to front aspect.

Bathroom

Newly fitted bathroom with wood effect flooring, double glazed window to rear aspect, hand wash basin set into a vanity unit, panel bath with shower over.

Outside

To the front there is a path area with access to the front door with garage featuring up and over door, power and lighting and door to the rear garden. Here there is a patio, storage shed, flower and shrubs borders, summerhouse and gate to front.

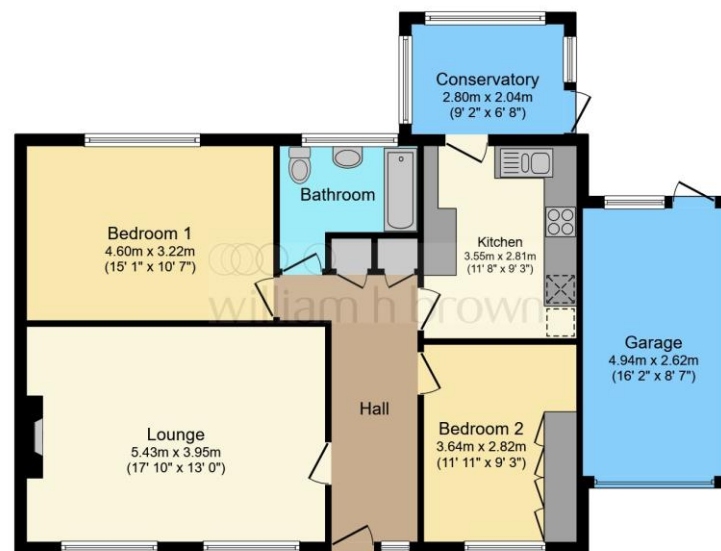
Garage

16' 2" x 8' 7" (4.93m x 2.62m)

Up and over door, and personal door to rear as well as window to rear aspect.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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.



Total floor area 93.5 m² (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lavender Grove, Dereham

- Two double-bedroom detached bungalow
- Beautifully presented throughout
- Large living room and conservatory
- Newly fitted kitchen and bathroom
- Gas fired central heating and double glazed windows
- Private, well-manicured rear garden
- Garage and parking to front
- Offered with no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117704 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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