



Shipdham Road, Dereham, NR19 1NN

welcome to

Shipdham Road, Dereham

Fully renovated & extended two bedroom semi-detached house in a well-regarded non-estate position in Toftwood. Offering stylish modern living with everything brand new, this home features a spacious lounge, superb kitchen/breakfast room, generous landscaped garden, driveway parking & no chain!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed window to front aspect and door opening to;

Lounge

16' 7" x 15' 11" (5.05m x 4.85m)

Karndean flooring, space for fireplace, inset ceiling spotlights, radiator, dual aspect double glazed windows to front and side aspects, and door opening to;

Kitchen/Breakfast Room

21' 8" x 14' 8" (6.60m x 4.47m)

A range of wall and floor mounted base units with quartz worktops over and upstands, under-mount sink with mixer tap, built-in electric eye-level oven, inset electric hob, integrated dishwasher, integrated fridge freezer, space for washing machine and tumble dryer, Karndean flooring, inset ceiling spotlights, plinth heater, roof lantern, vertical radiator, double glazed window to side aspect and double glazed bi-fold doors opening to the rear garden. Stairs rising to first floor landing, door opening to cloakroom and further door to;

Study

9' 7" x 5' 11" (2.92m x 1.80m)

Karndean flooring, under stairs storage cupboard, inset ceiling spotlights and radiator.

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, Karndean flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to both bedrooms and family bathroom.

Bedroom One

13' 10" x 8' 11" (4.22m x 2.72m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

Bedroom Two

11' 7" x 10' 4" (3.53m x 3.15m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to front aspect.

Outside

The property is approached by a shingle driveway which provides off-road parking. Gated access leads to the rear garden.

Stepping out to the generously-proportioned rear, the garden is beautifully landscaped with sprawling lawn for outdoor enjoyment, and patio seating for outdoor dining and relaxing. A raised flower bed features for added charm and the garden is fully enclosed by timber fencing for privacy.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, 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.



view this property online williamhbrown.co.uk/Property/DRM117725



welcome to

Shipdham Road, Dereham

- Immaculate 2 bedroom semi-detached house
- Fully renovated and extended throughout
- Impressive kitchen/breakfast room with roof lantern and bi-fold doors
- Ground floor study with versatile use
- Cloakroom and four-piece family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£310,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117725



Property Ref:
DRM117725 - 0007

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