

Jentique Close, Dereham, NR19 1GA

william h brown

welcome to

Jentique Close, Dereham

Modern three-storey semi-detached home close to Dereham town centre, offering flexible accommodation with three bedrooms, three bathrooms, a utility room, garage and enclosed rear garden. Ideal for first-time buyers or families .





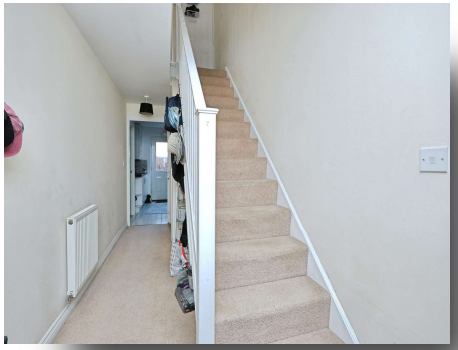
We are delighted to bring to the market this well-presented three-storey semi-detached home, ideally situated within easy reach of Dereham town centre, offering convenient access to a range of shops, schools, cafés, and local amenities.

The property offers flexible and spacious accommodation throughout. The ground floor comprises a welcoming entrance hall, a modern shower room, a useful utility room with fitted cupboards and access to the rear garden, together with a versatile snug/bedroom three featuring double doors opening onto the garden.

The first floor is home to a contemporary fitted kitchen with integrated appliances, a generous lounge ideal for relaxing and entertaining, a convenient cloakroom, and an airing cupboard housing the hot water cylinder.

On the second floor, there are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a three-piece family bathroom complete with shower over the bath.

Externally, the property benefits from a garage to the front. The enclosed rear garden is mainly laid to lawn with a patio seating area and established shrubs, providing an attractive outdoor space to enjoy.







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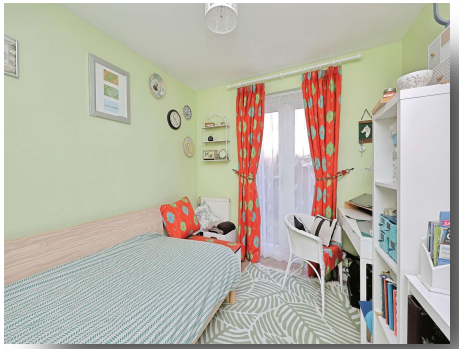
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Jentique Close, Dereham

- Three-storey semi-detached home
- Three bedrooms with versatile accommodation
- Principal bedroom with en-suite shower room
- Modern fitted kitchen with integrated appliances
- Ground floor snug/bedroom three

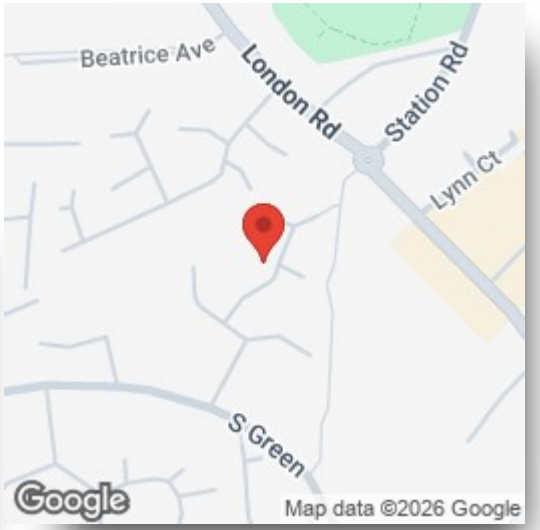
Tenure: Freehold EPC Rating: C
Council Tax Band: C

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118385 - 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.

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