



Alexander Way, Dereham NR19 2SW

welcome to

Alexander Way, Dereham

>> NO ONWARD CHAIN! A 3 bedroom semi-detached house, located within a popular area of Dereham, close by to town centre. Boasting an open-plan lounge/diner, fitted kitchen, family bathroom, enclosed rear garden, driveway & garage. Do not miss your chance to view!



We are delighted to welcome to the market this 3 bedroom semi-detached family home, occupying a cul-de-sac position within a popular residential development, close by to Dereham town centre.

In brief, the ground floor accommodation comprises an entrance hall, welcoming lounge with open-plan access to the dining area and the fitted kitchen with built-in electric oven. On the first floor, you'll find two double bedrooms, alongside a single bedroom and bathroom which completes the floor.

Outside, a driveway provides off-road parking and access to the garage, together with a privately-enclosed rear garden which offers space for outdoor entertaining. Further benefits include gas fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN, internal viewing strongly recommended to fully appreciate the accommodation!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, radiator and door opening to;

Lounge

13' 10" x 10' 8" (4.22m x 3.25m)

Fitted carpet flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect and open-plan access to;

Dining Area

9' 7" x 8' 1" (2.92m x 2.46m)

Wood effect flooring, radiator, double glazed sliding patio doors opening to the rear garden and door opening to;

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with concealed extractor over, space for fridge, space for freezer, space for washing machine, wood effect flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms and bathroom.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

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

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

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

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath with shower over, airing cupboard, wood effect flooring, towel rail, extractor and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a hard standing driveway which provides an off-road parking space and access to the single garage. The remaining space is laid to slate, which offers low maintenance and texture to the frontage, alongside a raised plant bed.

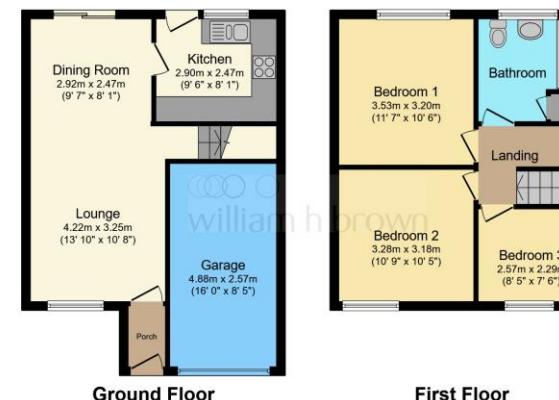
Stepping out to the privately-enclosed rear, the garden is laid predominately to lawn and enhanced by paved patio seating areas, raised plant bed and gated access to the side.

Garage

Power, lighting and up and over door to front.

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 86.0 m² (926 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

Alexander Way, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Semi-Detached House
- Open-Plan Lounge/Dining Area
- Fitted Kitchen And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£230,000



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directions to this property:

From William H Brown Dereham office, proceed into the town centre bearing left at the War Memorial and follow the road around past the George Hotel down Swaffham Hill. Proceed to the bottom and take the right hand turn into Sandy Lane. Continue to the top, taking the left hand turn into Girling Road and take the right hand turn into Alexander Way. The property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
DRM117691 - 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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