



Norwich Road, Dereham, NR20 3AE

welcome to

Norwich Road, Dereham

A spacious two-bedroom terraced home, ideally located within walking distance of local amenities. Featuring generous living space, a conservatory overlooking the garden, driveway parking, and a beautifully maintained rear garden perfect for comfortable modern living!!



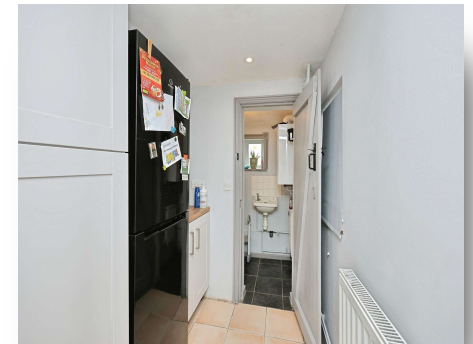
William H Brown are delighted to present this spacious and well-appointed two-bedroom terraced home, ideally situated within easy walking distance of a range of local amenities. Offering generous living accommodation throughout, this property is perfect for those seeking both comfort and convenience.

Upon entering, a porch leads into a welcoming and light-filled living room, seamlessly flowing into a defined dining area—ideal for both everyday living and entertaining. The fitted kitchen is well-equipped with a gas hob and electric oven, complemented by a practical utility room providing additional storage and workspace. To the rear, a charming conservatory enjoys views of the garden and features double doors opening onto the outdoor space, while a ground floor W/C adds further convenience.

To the first floor, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom is thoughtfully designed, featuring both a separate shower and a bath.

Externally, the property continues to impress. To the front, a driveway and pathway lead to the entrance. The rear garden is attractively arranged with a patio and a pathway leading to a laid lawn. Additional features include two storage sheds and raised beds, perfect for gardening enthusiasts.

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

Norwich Road, Dereham

- ** Guide Price £190,000 - 200,000**
- Prime location within walking distance of local amenities
- Bright and welcoming living and dining areas
- Well-equipped fitted kitchen with utility room
- Conservatory with garden access

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118113 - 0006

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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