



Nidus Gardens, Dereham NR19 1FL

welcome to

Nidus Gardens, Dereham

****NO ONWARD CHAIN**** - GUIDE PRICE £350,000 - £375,000 Spacious family bungalow with 3 bedrooms and ample living space, master bedroom en suite, kitchen/breakfast room, conservatory, enclosed rear garden, ample off-road parking, carport and garage set on a private development in a popular location.



Situated in the popular Norfolk Market Town of Dereham is this spacious three bedroom detached bungalow set on a popular small private development. The bungalow is very spacious offering generous living accommodation and three double bedrooms.

The accommodation is all single story and comprises welcoming entrance hall, spacious sitting room, kitchen, conservatory, three double bedrooms with fitted wardrobes and master benefiting from an en-suite and family bathroom.

To the outside of the property is a generous garden space which is laid with lawn and benefits from multiple patio seating areas taking advantage of the privacy and tranquil setting, to the front of the property there is a brickweave driveway offering ample off road parking and benefits from a car port.

The garage completes the property with an up and over door to front and houses the boiler and water softener.

The Accommodation

Double glazed external door opening to;

Entrance Hall

Fitted carpets, two built-in storage cupboards, two radiators, loft hatch, inset ceiling spotlights, double glazed windows to front and side aspects.

Lounge

16' 2" x 13' (4.93m x 3.96m)

Fitted carpets, wall lights, radiator, double glazed patio doors opening to;

Garden Room

13' 1" x 11' 9" (3.99m x 3.58m)

UPVC and brick build, wood effect flooring, electric heater, double glazed windows giving panoramic views of the garden, double glazed double doors with side access to the garden.

Kitchen

16' 1" x 13' 7" (4.90m x 4.14m)

Range of wall and base level units, complementary rolled edged work surfaces, inset sink with mixer tap, inset electric hob with extractor hood, built-in eye-level electric

oven, tiled flooring, space for fridge freezer, washing machine, dishwasher, inset ceiling spotlights, two double glazed window to rear aspect, double glazed door opening to the rear garden.

Bedroom 1

12' 3" x 10' 5" (3.73m x 3.17m)

Fitted carpets, built-in wardrobes, radiator, double glazed window to front aspect, door opening to;

En-Suite

Three piece suite comprising low level W.C, hand wash basin within vanity unit, shower cubicle, tiled flooring, inset ceiling spotlights, heated towel rail, double glazed window to side aspect.

Bedroom 2

12' 3" x 7' 11" (3.73m x 2.41m)

Fitted carpets, built-in wardrobes, radiator, double glazed window to front aspect.

Bedroom 3

8' 6" x 8' 3" (2.59m x 2.51m)

Fitted carpets, radiator, double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level W.C, hand wash basin set within vanity unit, panelled bath, tiled flooring, heated towel rail, double glazed window to side aspect.

Outside

The property offers a private position screened by mature plants, and is approached by a brickweave driveway which provides ample off-road parking, access to the carport and garage. The remaining space is laid to shingle and is enhanced by a variety of mature trees.

To the rear of the property, there is a fully enclosed garden space which is laid with lawn and benefits from multiple patio seating area which is perfect for entertaining and al-fresco dining. There is a variety of mature shrubs and access to the garage.

Garage

16' 1" x 9' 8" (4.90m x 2.95m)

Up and over door to front, power and lighting, loft access, houses the water softener and boiler, double glazed door with rear aspect

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.



Total floor area 117.6 m² (1,266 sq.ft.) approx
The 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.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/DRM117789



welcome to

Nidus Gardens, Dereham

- ****NO ONWARD CHAIN****
- Well-presented home with modern features
- Fitted kitchen/breakfast room, Welcoming lounge and conservatory
- Spacious 3 bedroom detached bungalow - no chain
- Master bedroom with en suite shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£350,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, take a right hand turn down the private road Nidus Gardens 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/DRM117789



Property Ref:
DRM117789 - 0003

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