



The Home Close, Dereham NR19 1FE

welcome to

The Home Close, Dereham

Impressive & versatile 4-bed detached chalet-style home in an exclusive town development. Just walking distance of town centre with spacious rooms, 2 reception rooms, modern kitchen, separate utility, master en suite, well-tended gardens, ample parking & double garage. NO ONWARD CHAIN!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring and double glazed door opening to;

Entrance Hall

Wooden flooring, stairs rising to first floor landing, alarm control panel, double storage cupboard, further storage cupboard, recently fitted blinds and two radiators.

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, part tiled walls, tiled flooring and radiator.

Lounge

14' 8" x 14' 6" (4.47m x 4.42m)

Fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, sky tv plug in point, radiator, recently fitted blinds and dual aspect double glazed windows to front and side aspects.

Dining Room

13' 5" x 11' 10" (4.09m x 3.61m)

Wooden flooring, radiator, double glazed window to front aspect and double doors opening to;

Kitchen

14' 5" x 13' 5" (4.39m x 4.09m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, Range oven included, tiled splashbacks and extractor hood over, integrated dishwasher, American fridge freezer included, fitted water softener, tiled flooring, inset ceiling spotlights, under-cabinet lighting, radiator, dual aspect double glazed windows to side and rear aspects and door opening to;

Utility Room

7' 5" x 7' 3" (2.26m x 2.21m)

A further range of wall and floor mounted base units

with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, washing machine and tumble dryer, wall-mounted boiler, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Master Bedroom

13' 8" x 11' 11" (4.17m x 3.63m)

Fitted carpet flooring, built-in wardrobes and storage, recently fitted blinds, radiator, double glazed window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, tiled flooring, shaver light, heated towel rail and double glazed obscure glass window to side aspect.

Bedroom Four

12' 5" x 10' 5" (3.78m x 3.17m)

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

Ground Floor Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in shower cubicle, part tiled walls, tiled flooring, shaver light, heated towel rail and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard with storage, radiator, loft hatch and doors opening to remaining bedrooms and first floor bathroom.

Bedroom Two

16' 3" x 15' 1" (4.95m x 4.60m)

Fitted carpet flooring, eaves storage, wall lights, radiator and double glazed window to front aspect.

Bedroom Three

16' 3" x 13' 8" (4.95m x 4.17m)

Fitted carpet flooring, wall lights, radiator and double

glazed window to front aspect.

First Floor Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, shaver light, heated towel rail and Velux window.

Outside

The property occupies a lovely position within this exclusive development, approached by a brickweave driveway providing ample off-road parking and access to the detached double garage. The garden space is beautifully maintained, featuring lawn, established plant beds and low level hedging. Opposite the home, the property benefits from further land with lawn and trees. The home is equipped with an alarm system, providing added security and peace of mind.

Stepping out to the rear, there is a privately-enclosed garden laid predominately to lawn with established shrub beds. Brickweave pathways surround and give access to the vegetable patch, storage shed and summer house. Gate access leads to the front aspect.

Detached Double Garage

15' 6" x 13' 10" (4.72m x 4.22m)

Power, lighting, storage above, personal door to side and electric up and over doors to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 a Sports and 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/DRM116566



welcome to

The Home Close, Dereham

- **Guide price £450,000 - 475,000**
- 4 bedroom detached chalet-style home with alarm system
- Dual-aspect lounge and formal dining room
- Dual-aspect lounge and formal dining room
- Fitted kitchen with utility for added convenience

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£450,000



directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left past Bishop Bonners Cottage. Continue onto Mary Unwin Road and as the road bears left, proceed straight on into Littlefields. Turn immediately right into The Home Close and the property can be found on the right 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/DRM116566



Property Ref:
DRM116566 - 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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk