



**Theatre Street, Dereham NR19 2ER**

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## **Theatre Street, Dereham**

An impressive & adaptable 4 bedroom period home just walking distance from Dereham town centre. The well-presented home offers charming features with generous living space, modern kitchen/breakfast room, study, versatile outbuildings, good-sized private garden, driveway parking & detached garage!



**This adaptable and spacious 4-bedroom semi-detached period property, set over three floors, is ideally located just a stone's throw from Dereham town centre, offering both convenience and charm. The home is beautifully presented, blending period features with contemporary styling throughout.**

**Upon entering, you are greeted by an inviting entrance hall with an under-stairs cloakroom. The ground floor features a bay-fronted lounge perfect for relaxing, a study ideal for working from home, and a dining area that leads through to a contemporary, stylish kitchen/breakfast room. The kitchen is well-equipped with a range of integrated appliances and benefits from French doors opening onto the garden, creating a perfect space for family meals and entertaining. The first floor hosts three bedrooms, alongside the family bathroom. Stairs rise to the second floor, where the fourth bedroom awaits, complete with eaves storage and a Velux window, offering natural light and flexible space.**

**Externally, the property offers a driveway to the front and an enclosed good-sized rear garden, ideal for outdoor entertaining. The garden also features versatile outbuildings with power and lighting, including an adapted bar, making it a perfect space for hosting. The detached garage, accessed from behind the home, provides further storage and convenience.**

**With gas-fired central heating and double-glazed windows, this property offers ample space and is an ideal family home in a great location.**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Hall**

Fitted carpet flooring, stairs rising to first floor landing, vertical radiator, doors opening to lounge, study and further door to;

#### **Cloakroom**

Two piece suite comprising low level w.c, hand wash basin, tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to side aspect.

#### **Lounge**

11' 11" x 11' + bay ( 3.63m x 3.35m + bay )  
Fitted carpet flooring, central fireplace with tiled hearth and brick surround, radiator and double glazed bay window to front aspect.

#### **Study**

8' 7" x 6' 7" ( 2.62m x 2.01m )  
Fitted carpet flooring, radiator, double glazed window to side aspect and archway to;

#### **Dining Area**

12' x 11' 11" ( 3.66m x 3.63m )  
Fitted carpet flooring, central fireplace with decorative surround, radiator and opening to;

#### **Kitchen/Breakfast Room**

19' x 8' 3" ( 5.79m x 2.51m )  
A range of wall and floor mounted soft close base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for Range gas cooker, fitted extractor hood, integrated dishwasher, fridge freezer and washing machine, wall-mounted boiler, wood effect flooring, vertical radiator, dual aspect double glazed windows to side and rear aspects, and double glazed French doors opening to the rear garden.

#### **First Floor Landing**

Fitted carpet flooring, stairs rising to second floor bedroom, double glazed obscure glass window to side aspect and doors opening to three of the four bedrooms and the family bathroom.

#### **Bedroom One**

12' x 12' ( 3.66m x 3.66m )  
Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

#### **Bedroom Two**

12' x 8' 1" + bay ( 3.66m x 2.46m + bay )  
Fitted carpet flooring, built-in storage cupboard, radiator and double glazed bay window to front aspect.

#### **Bedroom Three**

8' 7" x 7' ( 2.62m x 2.13m )  
Fitted carpet flooring, radiator and double glazed window to rear aspect.

#### **Family Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls,

wood effect flooring, radiator and double glazed obscure glass window to front aspect.

#### **Second Floor**

Fitted carpet flooring and door opening to;

#### **Bedroom Four**

12' 11" x 9' 10" max ( 3.94m x 3.00m max )  
Fitted carpet flooring, eaves storage, radiator and Velux window.

#### **Outside**

The property is approached by a shingle driveway which provides off-road parking. The front garden is enhanced by stocked plant beds and paved pathways leading to the main entrance and side gate.

Stepping out to the generously-proportioned rear, the garden is laid mainly to brickweave and shingle, for ease of maintenance, and allows space for outdoor entertaining, dining and relaxing. The garden further benefits from attractive raised flower beds for a touch of greenery, together with a patio seating area, convenient storage shed, equipped with power and lighting, and a large outbuilding adapted into a bar with versatile use, also equipped with power and lighting. Timber fencing encloses for privacy and a gate leads to the rear aspect. The home benefits from a detached single garage which can be accessed via Kings Road.

#### **Detached Single Garage**

18' 3" x 10' ( 5.56m x 3.05m )  
Personal door access, window to side and double doors to front.

#### **Location**

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



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## Theatre Street, Dereham

- Adaptable and spacious period home set over three floors
- Three first floor bedrooms plus top-floor bedroom
- Charming Bay-fronted lounge, study and dining area
- Stylish kitchen/breakfast room with a range of integrated appliances
- Under stairs cloakroom and first floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Total floor area 129.1 m<sup>2</sup> (1,389 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.propertybox.co.uk



guide price

**£300,000 - £325,000**

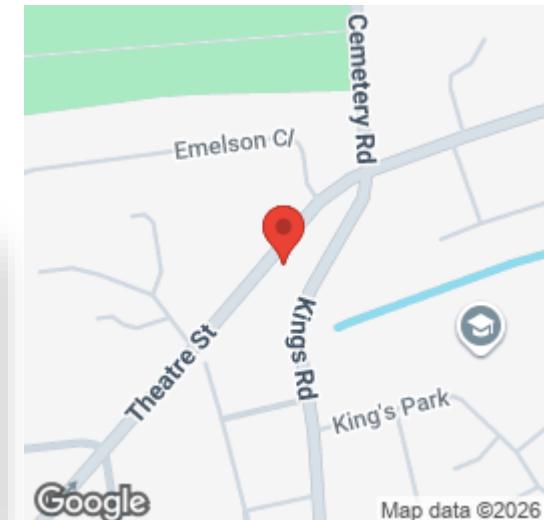


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Property Ref:  
DRM117710 - 0003



Please note the marker reflects the postcode not the actual property



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