



Norwich Road, Dereham, NR20 3AY

welcome to

Norwich Road, Dereham

An impressive, spacious 5 bedroom detached family-sized house, occupying a cul-de-sac position towards the edge of Dereham. The home boasts an open-plan lounge/diner, fitted kitchen, separate utility, versatile study, ground floor shower room, en suite, south-east facing garden & ample parking!



The Accommodation

UPVC double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, UPVC double glazed window to front aspect and doors opening to all ground floor rooms.

Lounge

17' 2" x 13' (5.23m x 3.96m)

Fitted carpet flooring, central Victorian fireplace with surround, television point, radiator, UPVC double glazed window to front aspect and archway opening to;

Dining Area

13' x 9' 8" (3.96m x 2.95m)

Fitted carpet flooring, radiator, UPVC double glazed sliding doors to rear aspect and door opening to;

Kitchen

14' 5" x 9' 8" (4.39m x 2.95m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric oven, space for fridge/freezer, space for dishwasher, tiled flooring, radiator, UPVC double glazed windows to rear aspect and door opening to;

Utility Room

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

A further range of base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for fridge/freezer, plumbing available for washing machine, tiled flooring, UPVC double glazed window to rear aspect and UPVC double glazed door opening to the rear garden.

Study

11' 10" x 8' 4" (3.61m x 2.54m)

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

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring and radiator.

First Floor Landing

Fitted carpet flooring, airing cupboard, radiator, UPVC double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

13' max x 11' 8" (3.96m max x 3.56m)

Fitted carpet flooring, television point, radiator, UPVC double glazed window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring, radiator and UPVC double glazed obscure glass window to side aspect.

Bedroom Two

11' 8" max x 9' 8" (3.56m max x 2.95m)

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

Bedroom Three

14' 6" x 8' 1" (4.42m x 2.46m)

Fitted carpet flooring, radiator and Velux windows to front and rear aspects.

Bedroom Four

10' 3" x 8' 4" (3.12m x 2.54m)

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

Bedroom Five

10' x 8' 4" (3.05m x 2.54m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal

hand wash basin, panelled bath with shower attachment, part tiled walls, fitted carpet flooring, radiator and UPVC double glazed window to rear aspect.

Outside

Tucked away at the bottom of an exclusive development of just a handful of executive homes, this property enjoys a prime, private position. The exterior boasts a shingle driveway providing ample off-road parking, along with a single garage. The remainder of the front is laid to lawn, complemented by established shrubs and planting.

Step outside to an enclosed rear garden, offering a private outdoor retreat. The space features a well-kept lawn, a patio area ideal for outdoor dining or relaxing, shrub beds, and a raised hill section that adds depth to the garden. This elevated area is bordered by mature trees, providing a natural screening. There is also a timber storage shed for added convenience.

Garage

Power, light, 2/3 boarded with ladder access and up and over door.



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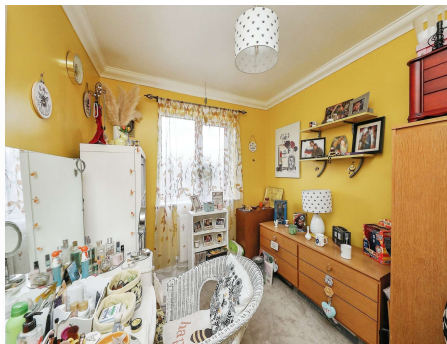
- VIEWINGS ADVISED!
- Substantial 5 Bedroom Detached House
- Open-Plan Lounge/Dining Area
- Adaptable Study Room/Home Office
- Ground Floor Shower Room, Master En Suite & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

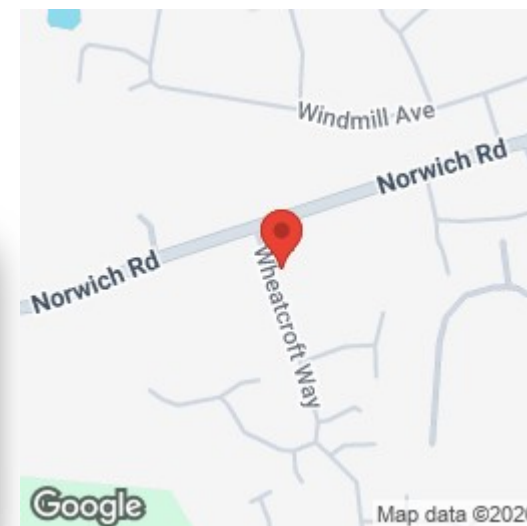
offers in the region of

£400,000



directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial onto Wellington Road. Continue along onto Neatherd Road and bear right onto Crown Road. At the t-junction, turn left onto Norwich Road. Follow the road past the Football Club then take the next right hand side turning. The property will be situated at the bottom of the road on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117411 - 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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