



All Saints Close, Welborne, Dereham, NR20 3SL

welcome to

All Saints Close, Welborne, Dereham

Modern three-bedroom detached bungalow set in the sought-after rural village of Welborne, occupying approximately ¼ acre. Featuring underfloor heating, spacious lounge, contemporary kitchen/diner, garage, and generous gardens with a charming pond. A superb opportunity for peaceful village living!



We are delighted to offer for sale this modern three-bedroom detached bungalow, beautifully positioned within the sought-after rural village of Welborne. Set within approximately a quarter of an acre, the property boasts a range of desirable features including underfloor heating, a garage, and a unique pond within the generous gardens.

The accommodation is well-proportioned throughout, providing comfortable and versatile single-storey living. A welcoming entrance porch leads into a bright and contemporary kitchen, fitted with an eye-level electric oven, electric hob, integrated appliances, and ample space for a dining table and chairs. The utility room offers further fitted storage and space for additional appliances.

The spacious lounge is a standout feature, complete with a stylish electric fireplace and double doors opening to the front, allowing plenty of natural light to flood the room. There are three well-sized bedrooms, with the principal bedroom benefiting from a modern en-suite, alongside a family bathroom featuring a walk-in shower.

Externally, the property is approached via a large shingle driveway providing ample off-road parking and access to the garage. The rear garden is a true highlight, offering a private and well-maintained outdoor space with a patio area, brick-built shed, and an extensive lawn bordered by mature planting and flowers. A pathway leads through the garden to a charming pond, creating a peaceful and picturesque setting.

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.



view this property online williamhbrown.co.uk/Property/DRM118197



welcome to

All Saints Close, Welborne, Dereham

- Modern three-bedroom detached bungalow
- Sought-after rural village location
- Approx. ¼ acre plot
- Spacious lounge with feature fireplace
- Contemporary kitchen/diner

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118197



Property Ref:
DRM118197 - 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