



Kingsclere, Rolling Pin Lane, Dereham, NR19 1BT

welcome to

Kingsclere, Rolling Pin Lane, Dereham

Spacious three/four-bedroom detached bungalow offered with no onward chain, featuring flexible living accommodation, a generous kitchen/breakfast room, ample off-road parking, garage, and a private rear garden, all set within a highly sought-after location where homes rarely become available!



GUIDE PRICE £375,000 - £400,000 We are delighted to offer this spacious and versatile three/four-bedroom detached bungalow, situated in a highly sought-after location where properties rarely become available. Offered to the market with no onward chain, this attractive home presents an excellent opportunity for buyers seeking generous accommodation, ample parking, and a wonderful private garden.

The property is entered via a welcoming porch leading into the hallway. To the front of the home is the impressive 15'9" x 14'1" lounge, featuring a charming fireplace and a large window that fills the room with natural light. The well-proportioned kitchen/breakfast room offers a range of fitted units, space for dining, and double doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

The flexible layout provides up to four bedrooms, with three generously sized doubles and a fourth room that could alternatively serve as a dining room, home office, or additional bedroom to suit individual requirements. Two of the bedrooms benefit from built-in storage. A family bathroom completes the accommodation, fitted with a three-piece suite and shower over the bath.

Externally, the property boasts a large driveway providing ample off-road parking, alongside access to a substantial garage. To the rear is a beautifully maintained and private garden, featuring a lawn and patio area, perfect for relaxing and enjoying the outdoors.

Agent 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.



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Kingsclere, Rolling Pin Lane, Dereham

- Detached Bungalow
- No Onward Chain
- Property rewired and a new energy efficient gas combi boiler installed
- Highly Sought After Location
- Large Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM112189 - 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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