



Brailsford Close, Dereham NR20 3TJ

welcome to

Brailsford Close, Dereham

£350000-£375000 GUIDE PRICE A well-presented 4 bedroom detached house, occupying a sought-after position just off Greenfields Road. Located close to town and boasting 2 reception rooms, conservatory, kitchen & utility, master en suite, non-overlooked garden, driveway parking, garage & more! NO CHAIN



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, double glazed obscure glass window to front aspect, doors opening to lounge, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, fitted carpet flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

12' 1" x 11' 6" (3.68m x 3.51m)

Fitted carpet flooring, central fireplace with brick surround, radiator, double glazed window to front aspect and double doors opening to;

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

Conservatory

9' x 8' (2.74m x 2.44m)

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed French doors opening to the rear garden.

Kitchen/Breakfast Room

13' 1" x 10' (3.99m x 3.05m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

Utility Room

8' 2" x 8' (2.49m x 2.44m)

A further range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for fridge, space for washing machine, wall-mounted boiler, tiled flooring, door opening to integral garage, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

13' x 11' 6" (3.96m x 3.51m)

Fitted carpet flooring, built-in wardrobes, 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, tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

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

Bedroom Three

10' x 7' 3" (3.05m x 2.21m)

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

Bedroom Four

10' x 6' 11" (3.05m x 2.11m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, tiled

effect flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

Outside

The property is approached by a shingle driveway which provides off-road parking and access to the integral garage. The remainder of the front is laid to lawn with mature plants which add a degree of privacy. A paved pathway to the side of the home leads to the side gate.

Stepping out to the non-overlooked rear, the garden is laid predominately to shingle, for ease of maintenance, and is enhanced by paved patio seating space, perfect for outdoor entertaining, relaxing and dining. Mature shrubs and trees add a touch of greenery and provide privacy.

Integral Garage

19' 3" x 8' 2" (5.87m x 2.49m)

Power, lighting, personal door from utility and up and over door 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 every 15 minutes. 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.



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Brailsford Close, Dereham

- £350000-£375000 GUIDE PRICE
- 4 Bedroom Detached House With Ample Living and 2 Reception Rooms And Bright Conservatory
- Fitted Kitchen/Breakfast Room And Separate Utility
- Cloakroom, Master En Suite And Family Bathroom
- Private, Low-Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£350,000



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directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Continue straight over the traffic lights into Wellington Road and proceed into Neatherd Road and then Crown Road. At the t-junction, turn left onto Norwich Road and take the next right hand turn into Greenfields Road. Take the third left hand turn into Bramley Road and take the first left into Brailsford Close. The property is the first home on the right, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property



Property Ref:
DRM117541 - 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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