



Larks Place, Dereham, NR20 3UA

welcome to

Larks Place, Dereham

>> NO ONWARD CHAIN! A modern 3 bedroom semi-detached house, located within a sought-after development close to local amenities and A47 routes. The home boasts a fitted kitchen/diner, lounge, master en suite, enclosed rear garden, off-road parking & garage. Viewings are essential!!



Description

We are excited to welcome to the market this 3 bedroom semi-detached house, conveniently located at the edge of Dereham town centre, providing easy access to the town's amenities and facilities together with access to the A47 Norwich to Kings Lynn trunk road.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, welcoming lounge and fitted kitchen/diner with integrated appliances and access to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside to the left of the property, there is a driveway which provides off-road parking and access to the garage for convenient storage space.

Offered for sale with NO ONWARD CHAIN, and appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, doors opening to the lounge and kitchen with further door opening to;

Cloakroom

Two piece suite low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring and radiator.

Lounge

16' 1" x 10' 5" (4.90m x 3.17m)

Dual aspect room with fitted carpet flooring, two radiators and double glazed windows to front and side aspects.

Kitchen/Diner

17' 4" x 10' (5.28m x 3.05m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard, radiator and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 6" x 11' 1" (3.51m x 3.38m)

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

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, shaver point, heated towel rail and double glazed obscure glass window to front aspect.

Bedroom Two

11' 2" max x 9' (3.40m max x 2.74m)

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

Bedroom Three

11' 4" x 8' 1" (3.45m x 2.46m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, shaver point, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The rear garden is laid predominately to lawn with a raised decking area, perfect for outside entertaining or relaxing within the warmer months of the year. Further enhanced by mature shrubbery, timber fencing for privacy and gated access to the side aspect.

The home further benefits from an off-road parking space and garage.

Garage

Power, lighting 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, 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.

directions to this property:

From William H Brown Dereham office, proceed through the town centre, bearing right at the War Memorial onto Wellington Road. Continue along onto Neatherd Road and at the traffic lights continue straight over. Bear right at Neatherd Moor onto Crown Road and turn left at the t-junction onto Norwich Road. Continue to the far end, taking the right hand turn into Larks Place. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



view this property online williamhbrown.co.uk/Property/DRM117192



welcome to

Larks Place, Dereham

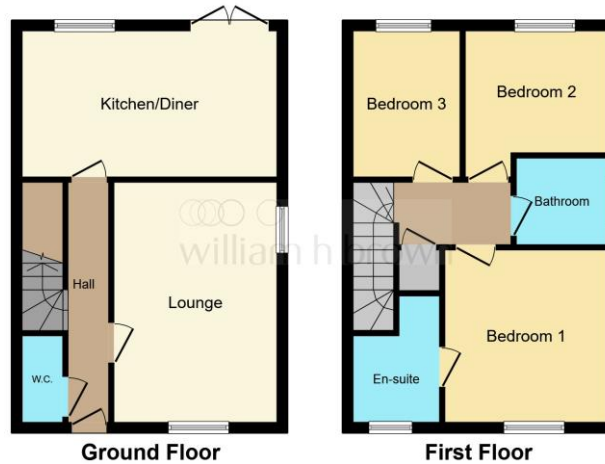
- 3 Bedroom Semi-Detached House - No Onward Chain
- Fitted Kitchen/Diner
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- Off-Road Parking And Garage
- Highly-Regarded, Edge Of Town Development

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000 - £270,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117192



Property Ref:
DRM117192 - 0005

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