



**Aldiss Avenue, Dereham, NR19 1PE**

**welcome to**

**Aldiss Avenue, Dereham**

>> MAKE THIS HOME YOUR OWN! A 3 bedroom semi-detached house, located within easy access of Dereham's amenities and facilities. The property boasts a dual aspect 24' lounge/diner, modern shower room, low maintenance garden, outbuildings, generous parking & garage. View now!!!



### **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Wood effect flooring, stairs rising to first floor landing, radiator, door opening to kitchen and further door opening to;

### **Lounge/Diner**

24' x 11' 5" ( 7.32m x 3.48m )

Fitted carpet flooring, feature fireplace, two radiators, dual aspect double glazed windows to front and rear aspects, and sliding door opening to;

### **Kitchen**

10' x 8' 11" ( 3.05m x 2.72m )

A range of wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for gas cooker, space for fridge freezer, space for dishwasher, space for washing machine, tiled flooring, 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, loft access and doors opening to all bedrooms, shower room and cloakroom.

### **Bedroom One**

12' 4" x 10' 8" ( 3.76m x 3.25m )

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

### **Bedroom Two**

9' 8" x 9' 2" ( 2.95m x 2.79m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### **Bedroom Three**

9' 3" x 7' 2" ( 2.82m x 2.18m )

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

### **Shower Room**

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, laminate flooring, heated towel rail and double glazed obscure glass windows to rear aspect.

### **Cloakroom**

One piece suite comprising low level w.c, tiled effect flooring and double glazed obscure glass window to rear aspect.

### **Outside**

To the front, the property is approached by a shingle driveway which provides off-road parking for multiple vehicles. Timber fencing partially encloses the frontage and shrub beds offer a touch of greenery. Double gates open to the rear.

The enclosed rear garden is laid predominantly to patio, for ease of maintenance, and offers space for outside entertaining. Within the garden are brick outbuildings for convenient storage space and double doors opening to the garage.

### **Garage**

Double doors 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. 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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welcome to

## Aldiss Avenue, Dereham

- 3 Bedroom Semi-Detached House
- Impressive 24' Lounge/Diner
- Modern Shower Room + Separate Cloakroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

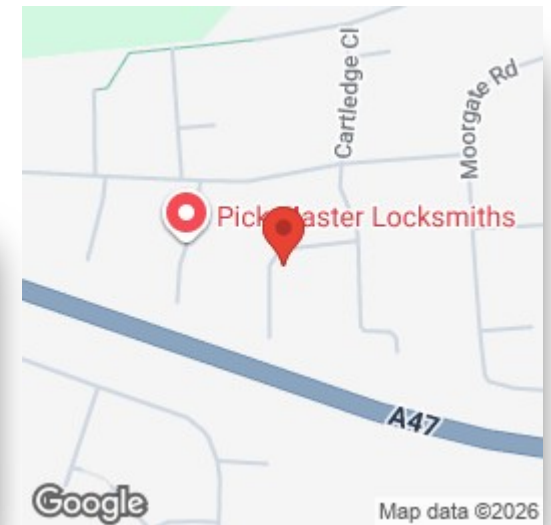
offers in excess of

**£195,000**



### directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonner's Cottage. Continue along this road and at the t-junction turn right onto Baxters Row. Proceed along and at the sharp left hand bend turn right onto Moorgate Road. Follow this road around and take the first right hand turn into Waples Way. Take the first left into Reeder Close and take the right off Reeder Close into Aldiss Avenue. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116875 - 0004

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