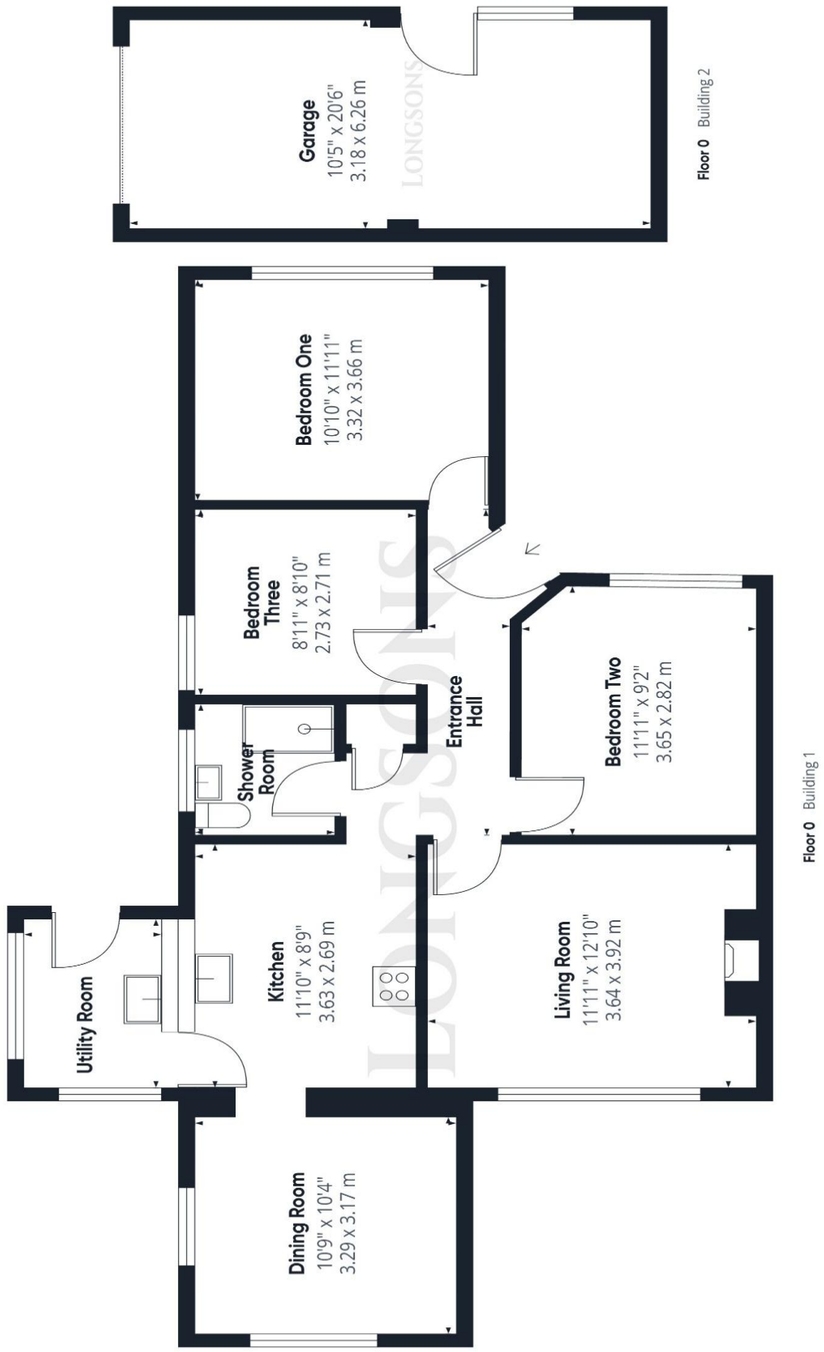


LONGSONS



Sandy Lane, Dereham, NR19 2EG

Chain Free! To be sold as seen.
Three bedroom semi-detached bungalow situated in a popular development in the market town of Dereham, the property offers living room, kitchen, dining room, utility room, shower room, garden, off-road parking, garage gas central heating and UPVC double glazing.

Price £250,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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Chain Free! To be sold as seen.
Situated in a popular development in the market town of Dereham, Longsons, are delighted to bring to the market this three bedroom semi-detached bungalow. The property has lots to offer including kitchen, dining room, living room, utility room, rear garden, off-road Parking, garage, gas central heating and UPVC double glazing throughout.

Briefly the property entrance hall, built-in storage cupboard, three bedrooms, shower room, living room, kitchen, dining, utility room, driveway, garage, rear garden, gas central heating and UPVC double glazing.

Dereham
Located in the heart of Norfolk`s Brecklands, Dereham is a charming market town with beautiful Georgian architecture and historic charm with a twice-weekly market, independent shops, and historic landmarks such as the Mid-Norfolk Railway, Dereham Windmill, and Bishop Bonner`s Cottage. Nearby, you can explore Gressenhall Farm and Workhouse. After a day of exploring, you can satisfy your appetite at Spice Fusion or The George Hotel, Bar and Restaurant. With great schools, leisure facilities, and easy access to Norwich and the beautiful Norfolk coast, Dereham and its surrounding villages offer the best of Norfolk country living. Norwich 24 miles, Swaffham 12 miles, Watton 12 miles.

Entrance Hall
Composite entrance door, radiator, built-in storage cupboard housing wall mounted gas boiler.

Living Room
12'10" (3.91m) x 11'11" (3.63m)
Electric fireplace, radiator, UPVC double glazed window to rear.

Kitchen
11'10" (3.61m) x 8'9" (2.67m)
Tiles to floor and wall, fitted cabinets to floor and wall with laminate worktop over, intergrated gas hob with extractor hood over, intergrated double fan oven, inset stainless steel one bowl with hot and cold taps and drainer, space for upright fridge/freezer, UPVC double glazed window to utility room, entrance door to utility, access to dining room.

Dining Room
10'9" (3.28m) x 10'4" (3.15m)
Radiator, UPVC double glazed window to rear and side,

Utility Room
Tiles to floor and wall, fitted cabinets to floor with laminate worktop over, inset stainless steel one and a half bowl sink with mixer tap and drainer. space and plumbing for washing machine, access to rear garden.

Bedroom One
11'11" (3.63m) x 10'10" (3.3m)
Radiator, UPVC double glazed window to front.

Bedroom Two
11'11" (3.63m) x 9'2" (2.79m)
Radiator, UPVC double glazed window to front.

Bedroom Three
8'11" (2.72m) x 8'10" (2.69m)
Radiator, UPVC double glazed window to side.

Shower Room
Tiles to floor and wall, WC and hand wash basin set within fitted cabinets, walk-in shower cubicle, chrome finish towel radiator, extractor fan, obscure UPVC double glazed window to side.

Front of Property
Laid to shingle, paved walkways and patio, wall and established shrubs to perimeter, raised flower beds to perimeter, composite entrance, gated access to rear garden.

Rear Garden
Laid to lawn with paved patio and walkway, gated access to front of property, steps to utility room door, walls and established shrubs to perimeter, raised flower beds to perimeter, outside lighting, outside tap, wooden summer house, access to garage and driveway.

Driveway
Paved driveway, fencing and walls to perimeter, carport over, up and over front garage door..

Garage
20'6" (6.25m) x 10'5" (3.18m)
Fitted cabinets to floor, up and over front door, obscured UPVC glazed window and personnel door to rear garden, lighting and power.

Agent`s Note
EPC rating D63 (Full copy available on request).
Council tax band B (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Semi-Detached Bungalow
- Garden
- Garage and Off-road Parking
- Energy Efficiency Rating D63
- Gas Central Heating and UPVC Double Glazing
- Chain Free!









Sandy Lane, Dereham, NR19 2EG

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