

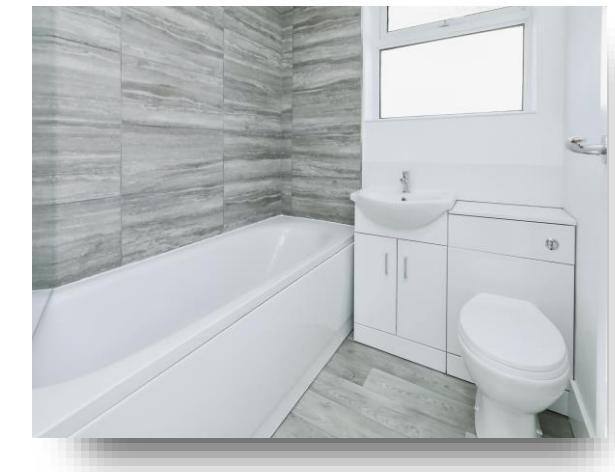


**Becclesgate, Dereham NR19 2BB**

**welcome to**

**Becclesgate, Dereham**

>> COMPLETELY RENOVATED THROUGHOUT! A beautifully presented three bedroom semi-detached house, offered for sale with no onward chain, and located just a stones throw away from Dereham town centre. Offering modern living with a dual-aspect lounge, spacious rear garden & a generous driveway.



**We are delighted to offer to the market this 3 bedroom semi-detached house, presented in excellent decorative order throughout, and located within easy walking distance of Dereham town centre amenities and facilities.**

**Having undergone complete renovation throughout and now offering modern living accommodation, the home briefly comprises; welcoming entrance hall with stairs rising to the first floor landing, dual-aspect lounge, fitted kitchen with plenty of built-in storage, and a fitted bathroom suite. This is complemented on the first floor by three bedrooms and a convenient cloakroom w.c.**

**Coupled with the accommodation, the property benefits from double glazed windows throughout, a new heating system and wiring with an EICR. Outside, a shingle driveway provides ample off-road parking, together with a generously-proportioned rear garden with handy brick built storage cupboards.**

**Offered with NO ONWARD CHAIN, internal viewing is essential to fully appreciate the quality, accommodation and presentation offered for sale!**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Hall**

Wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect, doors opening to kitchen, bathroom and further door opening to;

#### **Lounge**

14' 8" x 11' 7" ( 4.47m x 3.53m )

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

#### **Kitchen**

8' 8" x 8' 4" ( 2.64m x 2.54m )

A matching range of matte white wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, built-in electric oven, inset electric hob with splashback and extractor hood over, space for fridge freezer, space for washing machine, wood effect flooring, inset ceiling

spotlights, built-in storage cupboard with double glazed window to rear aspect, under stairs storage cupboard, double glazed window to rear aspect and double glazed external door opening to the rear garden.

#### **Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rails and double glazed obscure glass window to side aspect.

#### **First Floor Landing**

Fitted carpet flooring, double glazed window to rear aspect and doors opening to all bedrooms and cloakroom.

#### **Bedroom One**

11' 9" max x 10' 9" max ( 3.58m max x 3.28m max )  
Fitted carpet flooring, radiator and double glazed window to front aspect.

#### **Bedroom Two**

11' 8" x 7' 1" ( 3.56m x 2.16m )  
Fitted carpet flooring, radiator and double glazed window to front aspect.

#### **Bedroom Three**

8' 1" x 7' ( 2.46m x 2.13m )  
Fitted carpet flooring, radiator and double glazed window to rear aspect.

#### **Cloakroom**

Two piece suite comprising low level w.c, incorporated hand wash basin, heated towel rail and wood effect flooring.

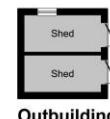
#### **Outside**

To the front of the property, there is a large shingle driveway which provides sufficient off-road parking space. Mature hedging and timber fencing offer a level of privacy to the home and stairs rise to the main entrance.

Stepping out to the generously-proportioned rear, the garden is laid predominantly to sprawling lawn with a paved patio seating area which further provides access to the two convenient brick built storage cupboards. Timber fencing partially encloses the rear offering a degree of privacy and security to the home.

#### **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 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.



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.localagent.com



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welcome to

## Becclesgate, Dereham

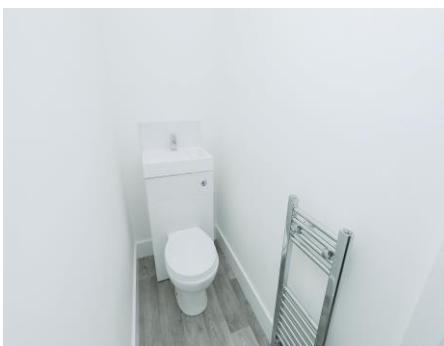
- GUIDE PRICE £240,000 - £260,000
- Modern 3 Bedroom Semi-Detached House - No Chain!
- Fully Renovated Including Wiring And Heating System
- Dual-Aspect Lounge
- Bathroom Suite + First Floor Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£240,000**



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### directions to this property:

From Dereham town centre proceed to the War Memorial and bear left down Swaffham Hill. Take the first turning left into Becclesgate, and the property will be situated on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DRM116991 - 0007

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



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



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