

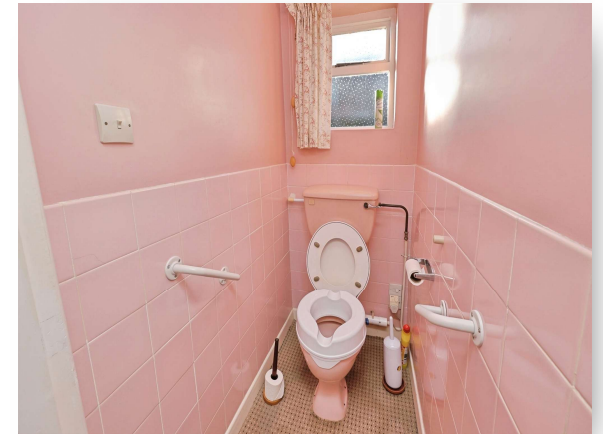


Sherwood Old Becclesgate, Dereham NR19 2BD

welcome to

Sherwood Old Becclesgate, Dereham

A generous & adaptable detached chalet-style bungalow in a great location close to town centre. Offering scope to modernise, flexible living space, four bedrooms, secure sufficient parking, multiple garages & enclosed gardens. Offered for sale with no onward chain!



The Accommodation

Double glazed external entrance door opening to;

Entrance/Reception Room

Fitted carpet flooring, stairs rising to first floor landing, radiator, airing cupboard, secondary glazed window to front aspect, sliding door to kitchen, door to inner hallway and further door to;

Lounge

19' 2" x 11' 10" (5.84m x 3.61m)

Dual-aspect room with fitted carpet flooring, parkray fireplace with surround, two radiators and two secondary glazed windows to front and rear aspects.

Kitchen

11' 1" x 7' 11" (3.38m x 2.41m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, eye-level electric oven, inset electric hob, tiled flooring, radiator, secondary glazed window to rear aspect and door opening to;

Conservatory/Utility

11' 8" x 8' 6" (3.56m x 2.59m)

Timber and brick build with space for washing machine and tumble dryer, fitted carpet flooring, secondary glazed windows surrounding and two doors opening to the rear garden.

Bedroom One

12' 5" x 8' 11" (3.78m x 2.72m)

Fitted carpet flooring, built-in wardrobes, radiator and secondary glazed window to front aspect.

Bedroom Two

9' 2" x 7' 11" (2.79m x 2.41m)

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

Bathroom

Two piece suite comprising pedestal hand wash basin, panelled bath with shower, part tiled walls, fitted carpet flooring, shaver point, heated towel rail,

radiator and secondary glazed window to rear aspect.

Separate Cloakroom

One piece suite comprising low level w.c, part tiled walls, fitted carpet flooring and secondary glazed window to rear aspect.

First Floor Landing

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

Bedroom Three

15' 6" x 8' 2" (4.72m x 2.49m)

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

Bedroom Four

13' 10" x 8' 2" (4.22m x 2.49m)

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

Outside

The property occupies a non-estate position down a quiet road, and is accessed by a secure hard standing driveway which provides ample off-road parking and access to the carport and detached double garage, with a small piece of land sitting behind the garage. The remaining space to the side of the home, is laid to lawn with established hedging and gate to the side. To the front, there is a further secure hard standing area for versatile use, with access to a further garage and low level brick walling.

Stepping out to the rear, there is a privately-enclosed garden which features lawn, a hard standing area, vegetable plot for keen gardeners, a handy greenhouse and storage shed, plant beds and shrubs.

Single Garage

17' 3" x 8' 9" (5.26m x 2.67m)

Power, lighting, window to rear, personal door to rear and up and over door to front.

Detached Double Garage

17' 8" x 14' 9" (5.38m x 4.50m)

Power, lighting, personal door to side and two up and over 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 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.



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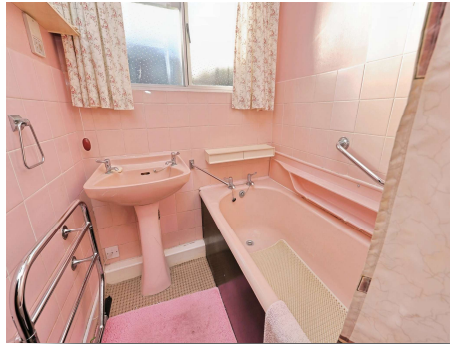
Sherwood Old Becclesgate, Dereham

- Super Spot close to Town
- Spacious and versatile chalet-style home
- Excellent scope for modernisation and enhancement
- 19ft dual-aspect lounge and conservatory/utility
- 4 bedrooms arranged over two floors

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£290,000



directions to this property:

From William H Brown Dereham office, proceed into the town centre, bearing left at the War Memorial past the George public house. Continue down Swaffham Hill and take the second left hand turn into Old Becclesgate. 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:
DRM117788 - 0008

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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