



Cecil Road, Dereham, NR20 4AN

welcome to

Cecil Road, Dereham

A spacious 3-bed detached period home, perfectly located in an established sought-after road by the Neatherd Moor and within easy access of Dereham town centre. The property boasts 3 charming reception rooms, modern kitchen, utility, shower room & bathroom, gardens, driveway & detached garage.



Description

This charming house is approached via a front entrance porch leading into a spacious entrance hall. The ground floor features a bright bay-fronted lounge, an additional reception room with French windows leading into the garden, a separate dining room, a modern fitted kitchen, utility room, and shower room.

Upstairs, the first floor landing gives access to three generous bedrooms and a family bathroom, all offering excellent space and natural light.

Period-style sash windows combine charm with the practicality of double glazing. The home is warmed by gas central heating.

Outside, the property benefits from driveway parking and a detached garage, along with a mature front garden and an enclosed rear garden providing a wonderful space for relaxation.

This period home presents an exciting opportunity for those seeking space, character, and convenience with the perfect blend of semi-rural tranquillity and town living.

The property is offered chain free and viewings are highly recommended.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to reception room, dining room and further door to;

Lounge

12' 11" x 10' 11" (3.94m x 3.33m)
Fitted carpet flooring, central open fireplace with tiled hearth and brick surround, two radiators and sash bay window to front aspect.

Reception Room

12' 6" x 11' 6" (3.81m x 3.51m)
Wooden flooring, central fireplace with decorative surround, radiator, double glazed windows with double glazed French doors opening to the side aspect.

Dining Room

10' x 8' 5" (3.05m x 2.57m)
Fitted carpet flooring, radiator, sash window to side aspect and opening to;

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)
A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 stainless steel sink with mixer tap, space for electric cooker, integrated dishwasher, built-in storage, tiled effect flooring, radiator, double glazed windows to side and rear aspects, and door opening to;

Utility Room

10' 10" x 6' 1" (3.30m x 1.85m)
Tiled effect flooring, space for fridge freezer and washing machine, double glazed window to side aspect, double glazed external door opening to the side aspect and door opening to;

Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled walls, tiled effect flooring, heated towel rail and two double glazed obscure glass windows to side and rear aspects.

First Floor Landing

Fitted carpet flooring, built-in storage cupboard, loft hatch, radiator, sash window to side aspect and doors opening to all bedrooms and family bathroom.

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)
Wooden flooring, airing cupboard housing hot water tank, radiator and double glazed window to side aspect.

Bedroom Two

11' 4" into bay x 10' 11" (3.45m into bay x 3.33m)
Wooden flooring, radiator and sash bay window to front aspect.

Bedroom Three

8' 11" x 8' 7" (2.72m x 2.62m)
Wooden flooring, radiator and sash window to front aspect.

Family Bathroom

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

Outside

To the side of the property, there is a hard standing driveway which provides side-by-side off-road parking and access to the detached single garage. The front garden is laid to patio, enhanced by walkways, plant beds, established shrubs and low-level brick walling which defines the boundaries.

To the rear, there is a privately-enclosed garden laid predominately to lawn with hard standing seating space. The space is further enhanced by raised flower beds, fruit trees, shrubs, patio and gated access to the front aspect.

Detached Garage

16' 5" x 8' 2" (5.00m x 2.49m)
Personal door to rear 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, 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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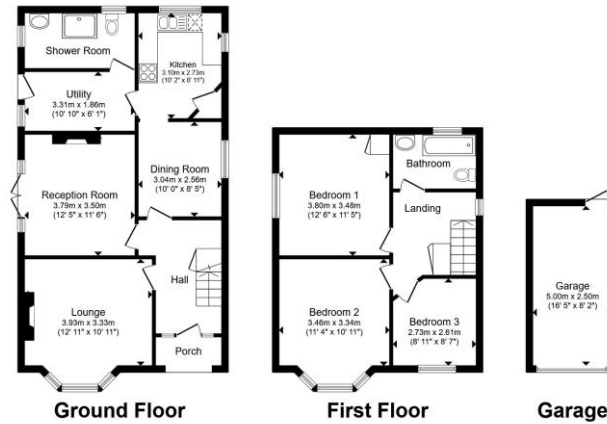
welcome to

Cecil Road, Dereham

- Offered for sale with no onward chain
- 3 bedroom detached period property close to town
- Generously-proportioned and versatile living spaces
- Neutral decor offering a blank canvas to personalise
- Offers 3 charming reception rooms
- Modern fitted kitchen plus separate utility
- Ground floor shower room and first floor bathroom
- Enclosed rear garden, driveway parking and detached garage

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

offers in excess of
£325,000



Total floor area 127.4 m² (1,372 sq.ft.) approx
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.propertybox.io

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Property Ref:
DRM113831 - 0003

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