





Elm Close, North Elmham, Dereham, NR20 5JJ

william h brown

welcome to

Elm Close, North Elmham, Dereham

A well-presented two-bedroom bungalow in the sought-after village of North Elmham, featuring a spacious lounge, conservatory, enclosed rear garden and off-street appeal!





Situated in the popular village of North Elmham, this well-presented two-bedroom bungalow offers comfortable single-storey living with generous accommodation throughout and attractive front and rear gardens.

The property is entered via a welcoming porch which leads into a spacious lounge, providing an ideal space for relaxing and entertaining. The kitchen is fitted with a range of cupboards and offers space for appliances, with access through to a bright and airy conservatory overlooking the rear garden. There are two well-proportioned bedrooms, one benefiting from fitted wardrobes, along with a family bathroom comprising a three-piece suite with shower over the bath.

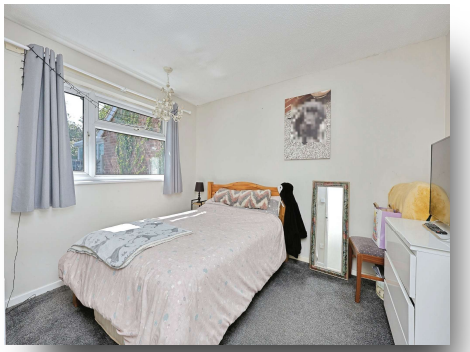
Outside, the front garden is mainly laid to lawn with established shrubs and a pathway leading to the entrance. The enclosed rear garden provides a pleasant outdoor space, featuring a lawn, decking area and garden shed, making it ideal for enjoying the warmer months.

A fantastic opportunity for those seeking village living in a desirable location.

Agent Note : Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







view this property online williamhbrown.co.uk/Property/DRM118359

welcome to

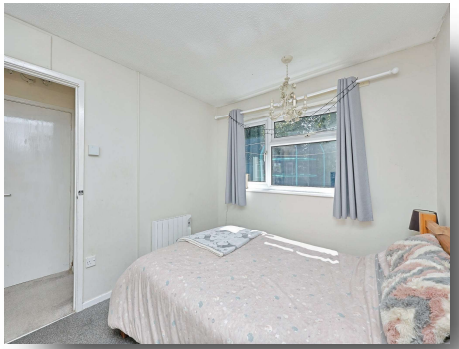
Elm Close, North Elmham, Dereham

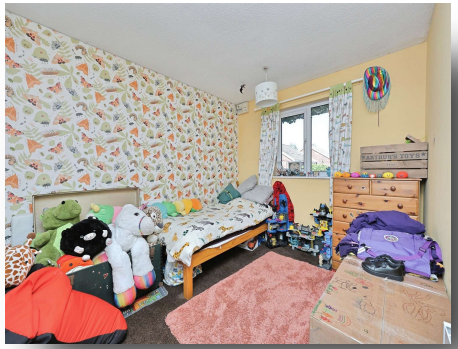
- Well-presented two-bedroom bungalow
- Sought-after village location in North Elmham
- Spacious and welcoming lounge
- Bright and airy conservatory overlooking the garden
- Fitted kitchen with ample cupboard storage

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

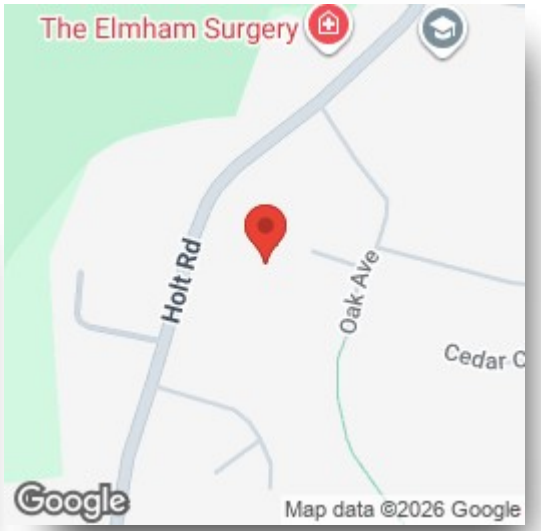
offers over

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118359

The Property Ombudsman

Property Ref:
DRM118359 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk