



**Bull Close, East Tuddenham, Dereham, NR20 3LX**

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**Bull Close, East Tuddenham, Dereham**

For Sale by Modern Auction! A two double bedroom detached bungalow, occupying a popular village location. The property benefits from air source heating, lounge/diner, conservatory, generous rear garden with field views, sufficient parking, carport & garage. Fantastic potential - view now!



## Auctioneer's Comments

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## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, radiator, door opening to integral garage. Further door to;

### Kitchen

11' 5" x 8' 4" narrowing to 11' 5" ( 3.48m x 2.54m narrowing to 3.48m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, space for electric cooker, space

for American fridge freezer, vinyl flooring, double glazed window to side aspect, double glazed external door opening to the rear garden. Further door to;

### Utility Room

13' 2" x 5' 4" ( 4.01m x 1.63m )

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine, space for tumble dryer, space for freezer, oil fired central heating boiler, double glazed windows to side aspect, double glazed external entrance door opening to the rear aspect.

### Lounge/Diner

19' 8" x 18' 5" narrowing to 12' 3" ( 5.99m x 5.61m narrowing to 3.73m )

Fitted carpet flooring, radiator, double glazed sliding doors opening to;

### Conservatory

13' 6" x 8' 5" ( 4.11m x 2.57m )

UPVC and brick build with fitted carpet flooring, double glazed windows surrounding, double glazed sliding doors opening to the rear garden.

### Bedroom One

14' x 10' 2" max + door recess ( 4.27m x 3.10m max + door recess )

Fitted carpet flooring, radiator, double glazed window to front aspect.

### Bedroom Two

10' 9" x 10' 3" ( 3.28m x 3.12m )

Fitted carpet flooring, fitted wardrobes, radiator, double glazed window to front aspect.

### Wet Room

Three piece suite comprising low level w.c, hand wash vanity unit, shower, tiled walls, vinyl flooring, radiator, two double glazed windows to side aspects.

### Outside

The property is set back from the road, offering a screened position and is approached by a hard

standing driveway which provides tandem off-road parking, alongside access to the carport and integral garage. The remainder of the front is laid to shingle, for ease of maintenance, together with a variety of plant beds, trees and hedging.

To the rear, there is a generously-sized and private garden laid mainly to lawn. The mature space features patio seating, a range of plant beds, trees, shrubs and vegetable patches for keen gardeners. There is also a timber storage shed and greenhouse for added use. The garden also enjoys open field views beyond.

### Garage

17' 8" x 12' 9" ( 5.38m x 3.89m )

Power, lighting, up and over door to front. Door opening to;

### Workshop

10' 5" x 6' 1" ( 3.17m x 1.85m )

Timber construction with brick base, power and lighting.



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## Bull Close, East Tuddenham, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £250,000 Plus Reservation Fee
- Detached 2 Double Bedroom Bungalow - View, Bid And Buy!

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117673 - 0007

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