



Norwich Road, Dereham, NR20 3AS

welcome to

Norwich Road, Dereham

An individual, substantial four double bed Victorian home set over four storeys with an abundance of charm & character features. Offering a cellar, 3 reception rooms, kitchen/breakfast room with bi-fold doors, utility, 3 bathrooms, enclosed garden space and private parking. Viewings are essential!!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, doors opening to cellar, dining room and further door to;

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)
Dual aspect room with wooden flooring, central open fireplace, radiator and single glazed windows to front and side aspects.

Dining Room

13' 3" x 11' 9" (4.04m x 3.58m)
Wooden flooring, central fireplace with tiled hearth, radiator, single glazed sash window to front aspect and door opening to;

Kitchen/Breakfast Room

16' 2" x 8' 11" (4.93m x 2.72m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset butler sink with mixer tap, space for double electric cooker, integrated dishwasher, space for American fridge freezer, breakfast bar, wood effect flooring, exposed wooden beams, radiator, double glazed bi-fold doors opening to the front aspect and opening to;

Utility Room

9' 4" x 7' 3" (2.84m x 2.21m)
A matching range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, wooden flooring, exposed wooden beams, radiator, door opening to study and further door to;

Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled walls, radiator and single glazed stained glass window to front aspect.

Study

11' 11" x 7' 5" (3.63m x 2.26m)
Wooden flooring, radiator and two double glazed windows to front aspect.

First Floor Landing

Wooden flooring, stairs rising to second floor landing and doors opening to bedroom one, bedroom two and family bathroom.

Bedroom One

13' x 12' 6" (3.96m x 3.81m)
Dual aspect room with fitted carpet flooring, central fireplace, hand wash vanity unit, radiator and single

glazed sash windows to front and side aspects.

Bedroom Two

13' 1" x 11' 9" (3.99m x 3.58m)
Fitted carpet flooring, built-in storage cupboard, radiator and single glazed window to front aspect.

Family Bathroom

Three piece suite comprising high level w.c with decorative wooden boxed cistern, pedestal hand wash basin, tiled splashbacks, Victorian style roll top bath with brass taps and fittings, TV built into wall, tiled flooring, radiator and doors opening to the balcony area.

Second Floor Landing

Wooden flooring, built-in storage cupboard, loft access and doors opening to remaining bedrooms and family shower room.

Bedroom Three

13' 5" x 12' 6" (4.09m x 3.81m)
Dual aspect room with fitted carpet flooring, radiator and single glazed windows to front and side aspects.

Bedroom Four/Dressing Room

11' 9" x 8' (3.58m x 2.44m)
Fitted carpet flooring, hand wash vanity unit, radiator and single glazed window to front aspect.

Family Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled flooring, radiator and two single glazed stained glass windows to front aspect.

Cellar

A versatile space offering ideal storage solutions, with scope for further use subject to needs.

Outside

The property is approached by iron gates which open to the frontage, alongside steps rising to the main entrance. To the side of the home is an enclosed patio area, ideal for outside seating which is



view this property online williamhbrown.co.uk/Property/DRM117535



welcome to

Norwich Road, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- £300,000 - £325,000 GUIDE PRICE
- 4 Storey, 4 Bedroom Victorian Property Including Cellar

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£250,000



directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Continue over the controlled crossing into Wellington Road and proceed into Neatherd Road. Turn right at the traffic lights into Matsell Way and at the traffic lights, turn left into Norwich Road. The property can be found on the left hand side, past the turning for Crown Road, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117535



Property Ref:
DRM117535 - 0009

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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