



Howlett Close, Dereham, NR19 1PB

welcome to

Howlett Close, Dereham

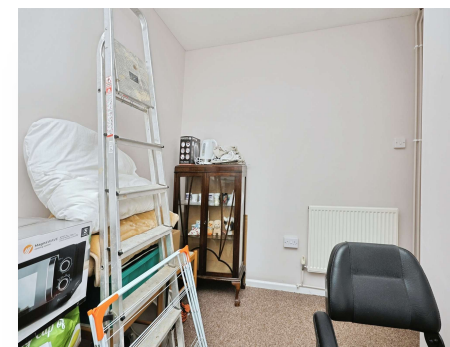
William H Brown are pleased to offer this well-presented two-bedroom semi-detached bungalow, set on a corner plot with off-road parking, garage, and large rear garden, conveniently located close to the town centre and local amenities!!



William H Brown are delighted to offer this well presented two bedroom semi-detached bungalow, positioned on a generous corner plot and providing comfortable single-storey living. The property benefits from off-road parking, a garage, and well maintained gardens, and is ideally situated within close proximity to the town centre, offering a wide range of local amenities and convenient access to nearby schools.

The accommodation is thoughtfully arranged on one level and comprises a spacious lounge, a fitted kitchen complete with gas hob and built-in electric oven, two bedrooms, and a family bathroom featuring both a bath and separate shower.

Externally, the property boasts a well-maintained front garden alongside a driveway providing ample off road parking and access to the garage. To the rear, a large garden is attractively presented with a lawned area, patio seating space, a pathway and established shrubs.



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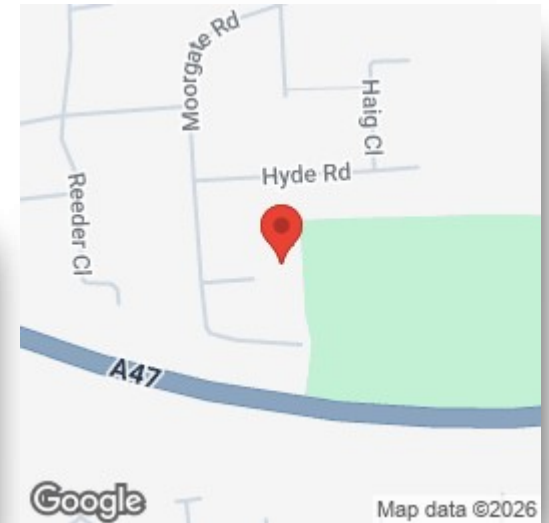
Howlett Close, Dereham

- Two-bedroom semi-detached bungalow
- Convenient location close to the town centre, schools, and local amenities
- Positioned on a desirable corner plot
- Comfortable single-storey accommodation
- Spacious lounge and fitted kitchen

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118076 - 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.



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