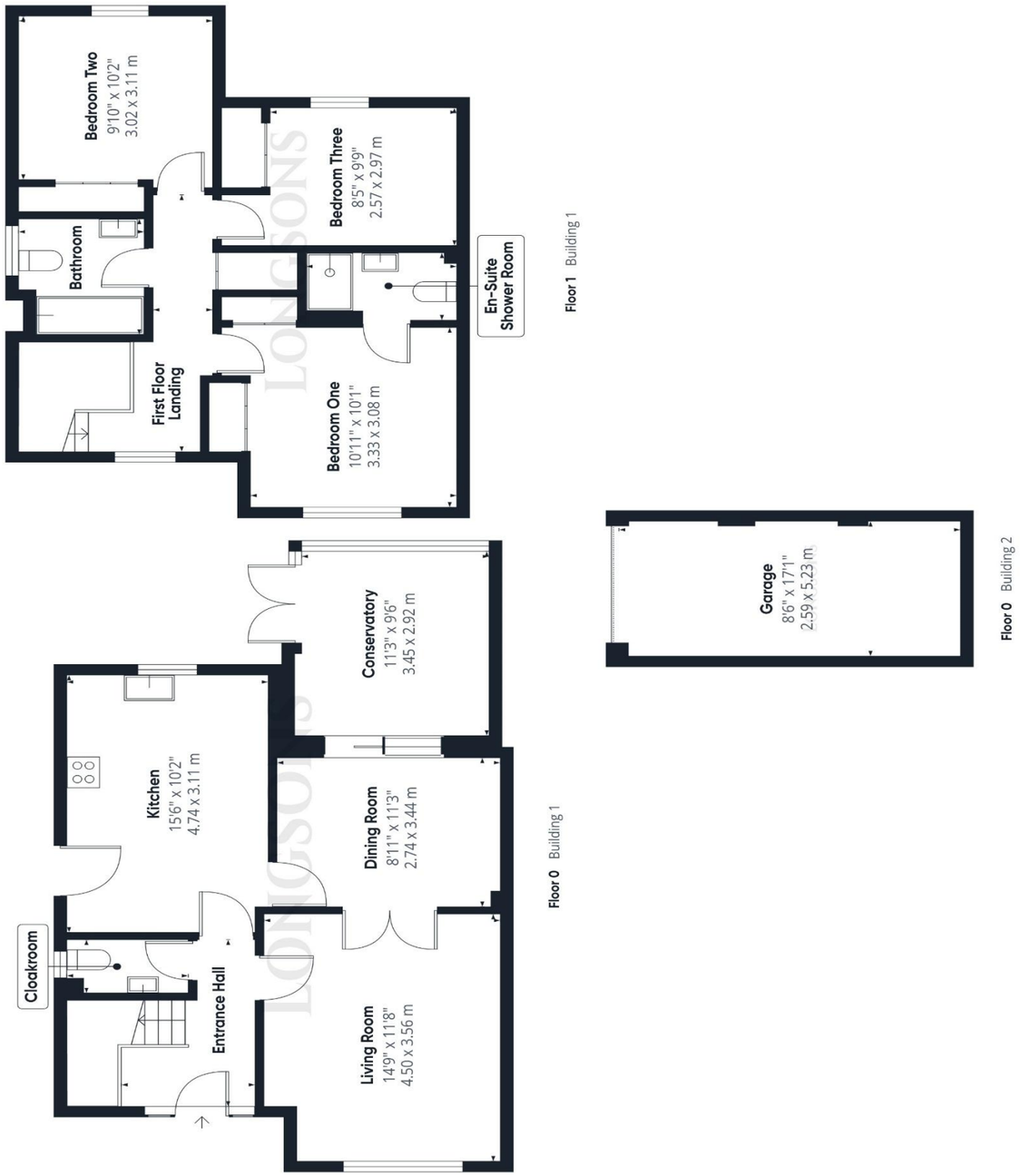


LONGSONS



Honeysuckle Drive, Dereham, NR20 3TT

Well presented modern, three bedroom semi-detached house situated on a popular development in Dereham. This superb property offers living room, dining room, kitchen, conservatory, bathroom, en-suite shower room, cloakroom with WC, gardens, off-road parking, garage and downstairs underfloor heating.

Price £300,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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Situated on a sought after development in the market town of Dereham, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property has lots to offer including living room, dining room, kitchen, conservatory, bathroom, rear garden, off-road parking, garage, downstairs underfloor heating, gas central heating and UPVC double glazing throughout.

Briefly the property offers entrance hall, understairs storage cupboard, cloakroom, living room, dining room, kitchen, conservatory, three bedrooms, en-suite shower room, bathroom, gardens to front and rear, driveway, garage, downstairs underfoor heating, gas central heating and UPVC double glazing.

Dereham
Located in the heart of Norfolk`s Brecklands, Dereham is a charming market town with beautiful Georgian architecture and historic charm with a twice-weekly market, independent shops, and historic landmarks such as the Mid-Norfolk Railway, Dereham Windmill, and Bishop Bonner`s Cottage. Nearby, you can explore Gressenhall Farm and Workhouse. After a day of exploring, you can satisfy your appetite at Spice Fusion, Lacco Italian or The George Hotel, Bar and Restaurant. With great schools, leisure facilities, and easy access to Norwich and the beautiful Norfolk coast, Dereham and its surrounding villages offer the best of Norfolk country living. Norwich 24 miles, Swaffham 12 miles, Watton 12 miles.

Entrance Hall
Understairs storage cupboard, stairs to first floor.

Cloakroom
WC, hand wash basin, obscure UPVC double glazed window to side.

Kitchen
15'6" (4.72m) x 10'2" (3.1m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, integrated double fan oven, integrated gas hob with extractor hood over, inset one and a half bowl sink with mixer tap and drainer, space for upright fridge/freezer, island unit with fitted cabinets, four seater breakfast bar, UPVC double glazed window to rear, wooden entrance door to side of property.

Living Room
14'9" (4.5m) x 11'8" (3.56m)
Gas fireplace, UPVC double glazed window to front, French glazed doors to dining room.

Dining Room
11'3" (3.43m) x 8'11" (2.72m)
Glazed door to kitchen, obscured sliding door to conservatory.

Conservatory
11'3" (3.43m) x 9'6" (2.9m)
Electric radiator, fitted twin Murphy beds, UPVC double glazed windows to rear garden, UPVC double glazed French doors to patio.

First Floor Landing
UPVC double glazed window to front, airing cupboard housing hot water cylinder.

Bedroom One
10'11" (3.33m) x 10'1" (3.07m)
Built-in wardrobes, radiator, UPVC double glazed window to front, door to en-suite shower room.

En-Suite Shower Room
WC, hand wash basin, walk-in shower cubicle, extractor fan, radiator.

Bedroom Two
10'2" (3.1m) x 9'10" (3m)
Built-in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three
9'9" (2.97m) x 8'5" (2.57m)
Built-in wardrobe, radiator, UPVC double glazed window to rear.

Bathroom
Tiles to floor and wall, WC, hand wash basin, bath with glass screen, mixer tap, waterfall shower and hand held shower attachment, towel radiator, extractor fan, obscure UPVC double glazed window to side.

Front of Property
Laid to stone chipping, brickweave for off road parking, paved walkway, outside lighting, gated access to rear garden, garage.

Garage
Up and over front,door, further lighting and power.

Rear Garden
Laid to lawn with paved patios throughout, fencing to perimeter, established plants and shrubs to beds and pots, sheltered seating area, access to conservatory and kitchen, outside lighting, outside tap.

Agent`s Note
EPC rating D68 (Full copy available on request).
Council tax band D (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Well Presented House situated on Popular Development
- Three Bedrooms
- Gardens, Garage and Off-road Parking
- Energy Efficiency Rating D68
- Gas Central Heating and Downstairs Underfloor Heating
- UPVC Double Glazing







