



**Lavender Grove, Dereham, NR19 1JZ**

**welcome to**

**Lavender Grove, Dereham**

Newly refurbished detached bungalow in a great location in Toftwood, Dereham. Boasting two double bedrooms, newly fitted kitchen & bathroom, 17' lounge, conservatory, enclosed rear garden, parking & garage and newly installed gas fired boiler. Offered for sale with NO ONWARD CHAIN!!



### **Entrance Hall**

Double glazed door to front, wood effect flooring, radiator, storage cupboard, airing cupboard.

### **Lounge**

17' 10" x 13' ( 5.44m x 3.96m )

Wood effect flooring, two double glazed windows to front aspect, radiator, feature fireplace.

### **Kitchen**

11' 8" x 9' 3" ( 3.56m x 2.82m )

Newly fitted kitchen with wall and base units having work surfaces over. Inset stainless steel sink and drainer, inset electric hob, built in electric eye-level oven, space for fridge freezer, washing machine and dishwasher. Cupboard housing newly fitted boiler. Double glazed window and door to rear.

### **Conservatory**

9' 2" x 6' 8" ( 2.79m x 2.03m )

Brick base with double glazed windows onto the garden, tiled flooring, radiator, double glazed door to garden.

### **Bedroom One**

15' 1" x 10' 7" ( 4.60m x 3.23m )

Wood effect flooring, radiator, double glazed window to rear aspect.

### **Bedroom Two**

11' 11" x 9' 3" ( 3.63m x 2.82m )

Wood effect flooring, radiator, built in wardrobes, double glazed window to front aspect.

### **Bathroom**

Newly fitted bathroom with wood effect flooring, double glazed window to rear aspect, hand wash basin set into a vanity unit, panel bath with shower over.

### **Outside**

To the front there is a path area with access to the front door with garage featuring up and over door, power and lighting and door to the rear garden. Here there is a patio, storage shed, flower and shrubs

borders, summerhouse and gate to front.

### **Garage**

16' 2" x 8' 7" ( 4.93m x 2.62m )

Up and over door, and personal door to rear as well as window to rear aspect.

### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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## Lavender Grove, Dereham

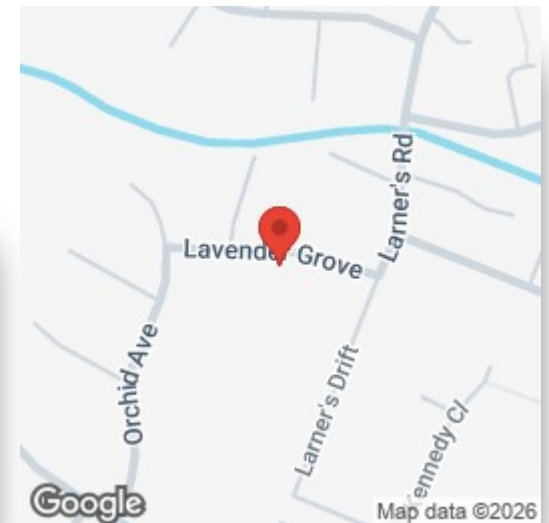
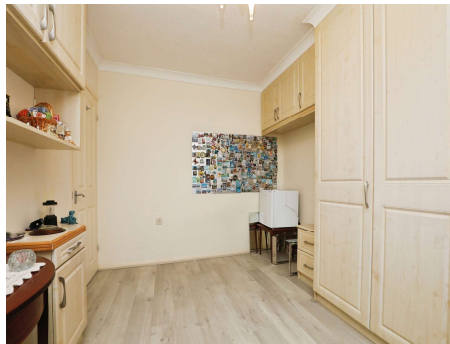
- Two double-bedroom detached bungalow
- Beautifully presented throughout
- Large living room and conservatory
- Newly fitted kitchen and bathroom
- Gas fired central heating and double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM117704 - 0005

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