



Crown Road, Dereham NR20 4AE

welcome to

Crown Road, Dereham

A three bedroom semi-detached house in Dereham with parking, a 160ft garden (STMS), two reception rooms and brand new gas boiler. Well presented throughout- a perfect family home!



William H Brown are please to offer a early 20th Century semi-detached house in a sought after location closely situated to the centre of Dereham.

The property benefits from parking to the front, two reception rooms with an open fireplace in the living room and a modern kitchen downstairs with a boiler fitted in 2026. This leads to a cosy conservatory/utility area. Upstairs, there are three good sized bedrooms and a modern family bathroom.

One of the defining features of this desirable home is a south-west facing 160ft (STMS) garden complete with a covered pergola perfect for entertaining. The garden has two brick built outhouses, various patio and seating areas, a mixture of flowers, shrubs, vegetable patches, sheds and trees and is the perfect place for families to roam, to entertain guests or simply relax and enjoy the space and landscape.



Total floor area 93.7 m² (1,008 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Crown Road, Dereham

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Living Room with Open Fireplace
- Modern Kitchen and Bathroom
- 160ft (STMS) garden Perfect for Entertaining

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117939 - 0003

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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