



Aldiss Avenue, Dereham, NR19 1PE

welcome to

Aldiss Avenue, Dereham

>> MAKE THIS HOME YOUR OWN! A 3 bedroom semi-detached house, located within easy access of Dereham's amenities and facilities. The property boasts a dual aspect 24' lounge/diner, modern shower room, low maintenance garden, outbuildings, generous parking & garage. View now!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, door opening to kitchen and further door opening to;

Lounge/Diner

24' x 11' 5" (7.32m x 3.48m)

Fitted carpet flooring, feature fireplace, two radiators, dual aspect double glazed windows to front and rear aspects, and sliding door opening to;

Kitchen

10' x 8' 11" (3.05m x 2.72m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for gas cooker, space for fridge freezer, space for dishwasher, space for washing machine, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms, shower room and cloakroom.

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

9' 8" x 9' 2" (2.95m x 2.79m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, laminate flooring, heated towel rail and double glazed obscure glass windows to rear aspect.

Cloakroom

One piece suite comprising low level w.c, tiled effect flooring and double glazed obscure glass window to rear aspect.

Outside

To the front, the property is approached by a shingle driveway which provides off-road parking for multiple vehicles. Timber fencing partially encloses the frontage and shrub beds offer a touch of greenery. Double gates open to the rear.

The enclosed rear garden is laid predominantly to patio, for ease of maintenance, and offers space for outside entertaining. Within the garden are brick outbuildings for convenient storage space and double doors opening to the garage.

Garage

Double doors to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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 a Sports and 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DRM116875



welcome to

Aldiss Avenue, Dereham

- 3 Bedroom Semi-Detached House
- Impressive 24' Lounge/Diner
- Modern Shower Room + Separate Cloakroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

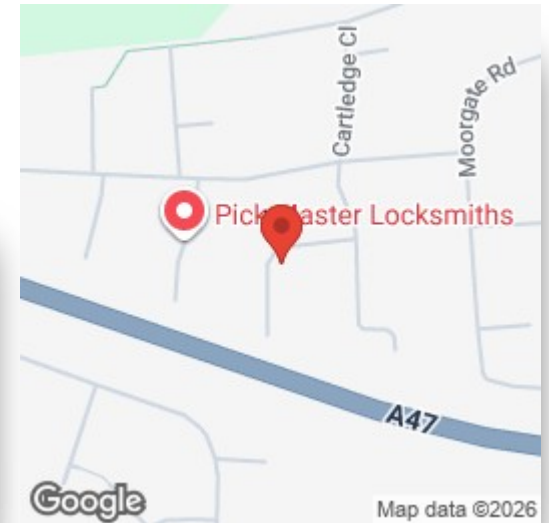
offers in excess of

£190,000



directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonner's Cottage. Continue along this road and at the t-junction turn right onto Baxters Row. Proceed along and at the sharp left hand bend turn right onto Moorgate Road. Follow this road around and take the first right hand turn into Waples Way. Take the first left into Reeder Close and take the right off Reeder Close into Aldiss Avenue. The property can be found on the right hand side, 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/DRM116875



Property Ref:
DRM116875 - 0006

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