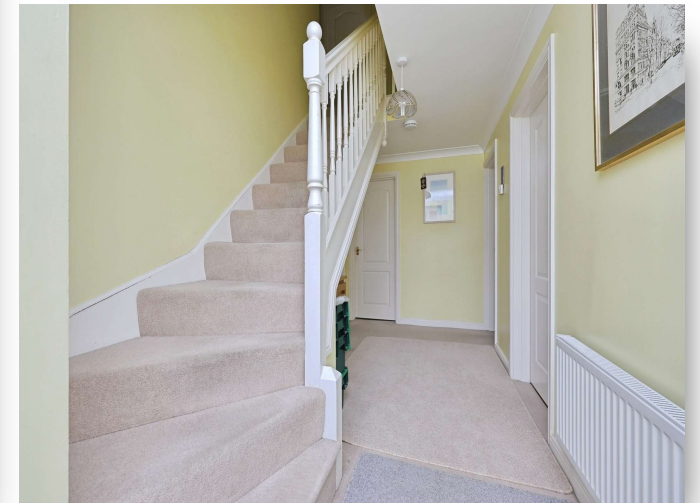




Wallace Close, Dereham, NR19 2XR

welcome to

Wallace Close, Dereham

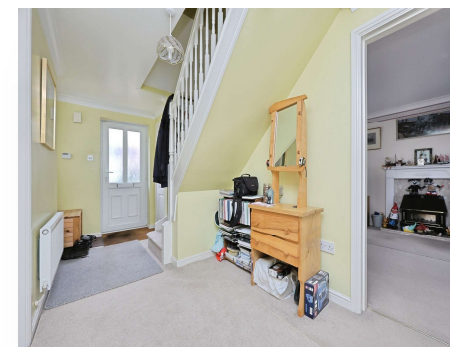
GUIDE PRICE £325000-£350000 A Four bedroom Detached House with Double Garage, Enviably Frontage, Three Reception Rooms and a Private Garden in a lovely cul-de-sac within Dereham. Priced to sell, Must be Viewed!!



William H Brown are pleased to offer a well situated four bedroom detached house in an established development in Dereham. The property enjoys an enviable frontage with a private driveway bordered by lawns and three trees which opens onto parking Infront of the double garage and a brick-weave path to the front door.

Internal accommodation comprises an entrance hall with WC, dining room, living room which opens onto a conservatory, a study, a kitchen and a utility room. This impressive ground floor will suite downsizers looking for space to entertain, families to enjoy being together but having privacy and will be great for people who wish to work from home. Upstairs there are four good sized bedrooms, an en-suite and a family bathroom.

To the rear of the property is a private enclosed garden with a shed and lawn area.



view this property online williamhbrown.co.uk/Property/DRM118061



welcome to

Wallace Close, Dereham

- GUIDE PRICE £325000-£350000 Four Bedroom Detached House
- Four Bedroom Detached House and Double Garage and Ample Parking
- Living/Dining Room and Conservatory
- Kitchen and Utility Room
- Family Bathroom, En-Suite and Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£325.000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118061



Property Ref:
DRM118061 - 0004

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