



Crispin Road, Dereham, NR20 3GY

welcome to

Crispin Road, Dereham

A modern three-bedroom detached home in Dereham, offering spacious living accommodation, a driveway, garage, and private enclosed garden. Ideally located close to local schools and amenities, making it perfect for families.



We are delighted to present this modern three-bedroom detached home, ideally situated in Dereham, offering spacious and versatile accommodation throughout. Benefitting from a driveway, garage, and outbuilding, this property is perfectly suited to growing families and is conveniently located close to local schools and amenities.

The property is entered via a welcoming entrance hall, with access to a convenient ground floor cloakroom. The spacious sitting room features a modern media wall, creating a warm and inviting living space. To the rear, the well appointed kitchen offers a range of fitted cupboards, an electric oven, gas hob, and ample space for a dining table ideal for family meals and entertaining. Double doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, a generous landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms and is fitted with a shower over the bath.

Externally, the property boasts a fully enclosed and private rear garden, predominantly laid to lawn with a patio area perfect for outdoor dining and relaxation. A useful garden outbuilding provides additional storage or workspace. To the front, there is a lawned garden, alongside a driveway providing off-road parking and access to the garage.



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welcome to

Crispin Road, Dereham

- Modern three bedroom detached home
- Spacious sitting room with feature media wall
- Well equipped kitchen with dining space
- Principal bedroom with en-suite shower room
- Ground floor cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118190 - 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.

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