



**Emelson Close, Dereham NR19 2ES**



**welcome to**

## **Emelson Close, Dereham**

Renovated detached four bedroom family bungalow situated in close proximity to the town centre offering modern living on a single story with generous gardens and ample off road parking.





## The Accommodation

### Entrance Hall

### Lounge

16' 10" x 12' 9" ( 5.13m x 3.89m )

### Dining Room/Bed 4

11' 5" x 9' 10" ( 3.48m x 3.00m )

### Utility Room

13' x 6' 9" ( 3.96m x 2.06m )

### Bedroom 1

14' 9" x 12' 11" ( 4.50m x 3.94m )

### En-Suite

### Bedroom 2

10' 9" x 9' 10" ( 3.28m x 3.00m )

### Bedroom 3

10' 11" x 9' 2" ( 3.33m x 2.79m )

### Family Bathroom

### Outside

### Location

Total floor area 145.6 m<sup>2</sup> (1,568 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.focalagent.com](http://www.focalagent.com)

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## **Emelson Close, Dereham**

- Recently renovated and modernised
- Detached family bungalow
- Four double bedrooms
- Recently fitted kitchens and bathrooms
- Generous private gardens

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

### **directions to this property:**

From William H Brown Dereham office, proceed through the town centre and bear right at the War Memorial. Continue over the pedestrian crossing and bear left into Theatre Street. Proceed along Theatre Street, taking the third left hand turn into Emelson Close. Follow the road around to the left and the property can be found on the right hand side.

offers in the region of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM117775](http://williamhbrown.co.uk/Property/DRM117775)



Property Ref:  
DRM117775 - 0003

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**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**