



**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.





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)

## 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

welcome to

## 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

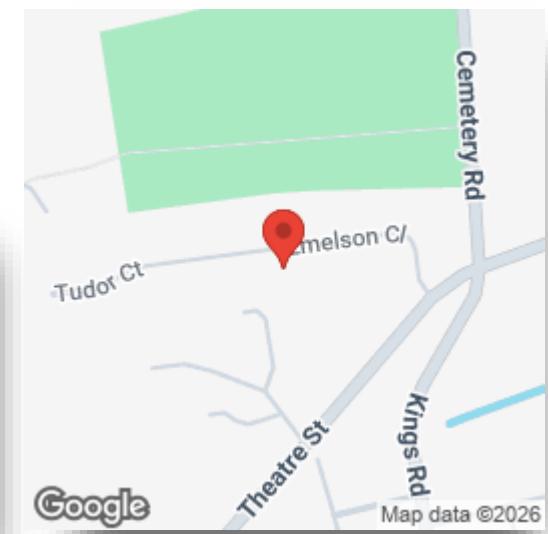
Council Tax Band: D

offers in the region of

**£450,000**

### 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.



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

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.



Property Ref:  
DRM117775 - 0003

 william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**