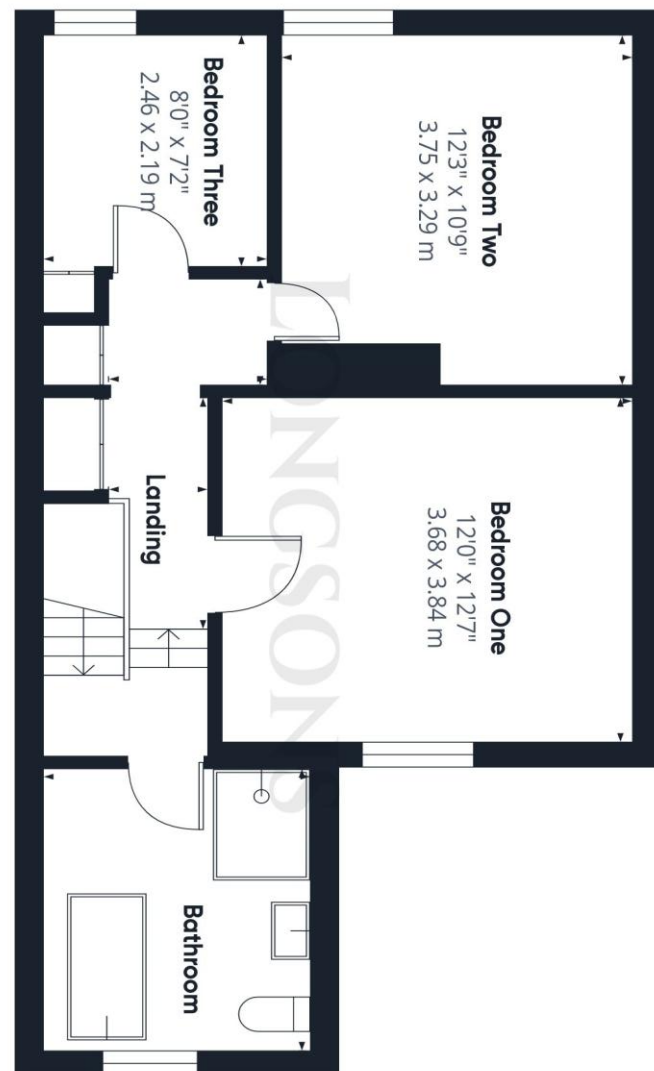
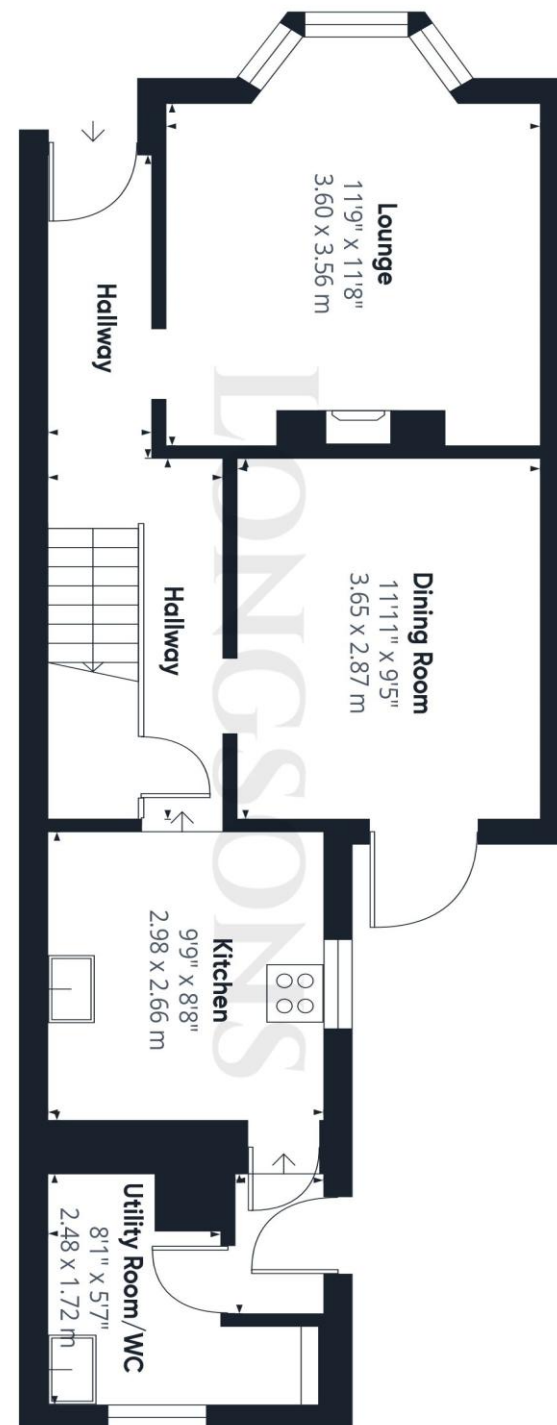




Park Road, Dereham, NR19 2BT

Very well presented, updated three bedroom house conveniently situated within easy reach of Dereham town centre. This fantastic property offers two reception rooms, utility room, luxury bathroom, garden with studio/office, UPVC double glazing and gas central heating.

Guide Price £300,000 - £325,000 Freehold





Conveniently situated with an easy reach of Dereham town centre, Longsons are delighted to bring to the market this very well presented, updated three bedroom terraced house. This fantastic property offers two reception rooms, utility room with WC, parking, garden with garden studio/office, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, rear lobby, utility room/WC, three bedrooms, bathroom, parking space, gardens, garden studio/office, gas central heating and UPVC double glazing.

DEREHAM
Located in the heart of Norfolk's Brecklands, Dereham is a charming market town with beautiful Georgian architecture and historic charm with a twice-weekly market, independent shops, and historic landmarks such as the Mid-Norfolk Railway, Dereham Windmill, and Bishop Bonner's Cottage. Nearby, you can explore

Gressenhall Farm and Workhouse. After a day of exploring, you can satisfy your appetite at Spice Fusion or The George Hotel, Bar and Restaurant. With great schools, leisure facilities, and easy access to Norwich and the beautiful Norfolk coast, Dereham and its surrounding villages offer the best of Norfolk country living. Norwich 24 miles, Swaffham 12 miles, Watton 12 miles.

Entrance Hall

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

Lounge

11'9" (3.58m) x 11'8" (3.56m)

Feature fireplace with inset log burning stove, walk-in UPVC double glazed bay window with sliding sash windows to front, two radiators.

Dining Room

11'11" (3.63m) x 9'5" (2.87m)

UPVC double glazed entrance door opening to rear garden, radiator.

Kitchen

9'9" (2.97m) x 8'8" (2.64m)

Modern fitted kitchen units to walls and floor complemented by a wooden work surface over, large Butler style ceramic sink unit with mixer tap, integrated electric oven and grill, integrated ceramic hob, space for large American style fridge/freezer, vertical radiator, UPVC double glazed window to side, tiled splashback.

Utility Room/WC

WC, fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, obscure glass UPVC double glazed window to rear, radiator.

Rear Lobby

UPVC double glazed entrance door opening to rear garden.

Stairs and Landing

Two built-in storage cupboards.

Bedroom One

12'7" (3.84m) x 12'0" (3.66m)

UPVC double glazed window to front, radiator.

Bedroom Two

12'3" (3.73m) x 10'9" (3.28m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'0" (2.44m) x 7'2" (2.18m)

UPVC double glazed window to front, radiator.

Bathroom

Luxury four piece bathroom suite comprising double ended stand alone bath with centrally mounted mixer tap and separate hand shower attachment, walk-in shower cubicle with rainfall shower head over and a separate hand shower attachment, wash basin, WC, towel radiator, underfloor heating, tiled splashback, tiles to floor, extractor fan.

Outside Front

Small front garden, path to front door, garden wall to perimeter, covered passageway to side providing access to rear garden, parking space to the front of the property.

Rear Garden

Enclosed rear garden laid to lawn, patio seating area, shrubs and plants to raised beds, electric power sockets, outside lights, wooden fence to perimeter, gated access to front.

Garden Studio/Office/Workshop

Insulated with electric power and light, UPVC double glazed sliding patio doors opening to rear garden, UPVC double glazed window to front.

Agent's Notes

EPC rating D56 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Updated Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D56
- Luxury Bathroom Suite
- Garden with Studio/Office
- Gas Central Heating
- UPVC Double Glazing
- Utility Room with WC
- Fantastic Property!

