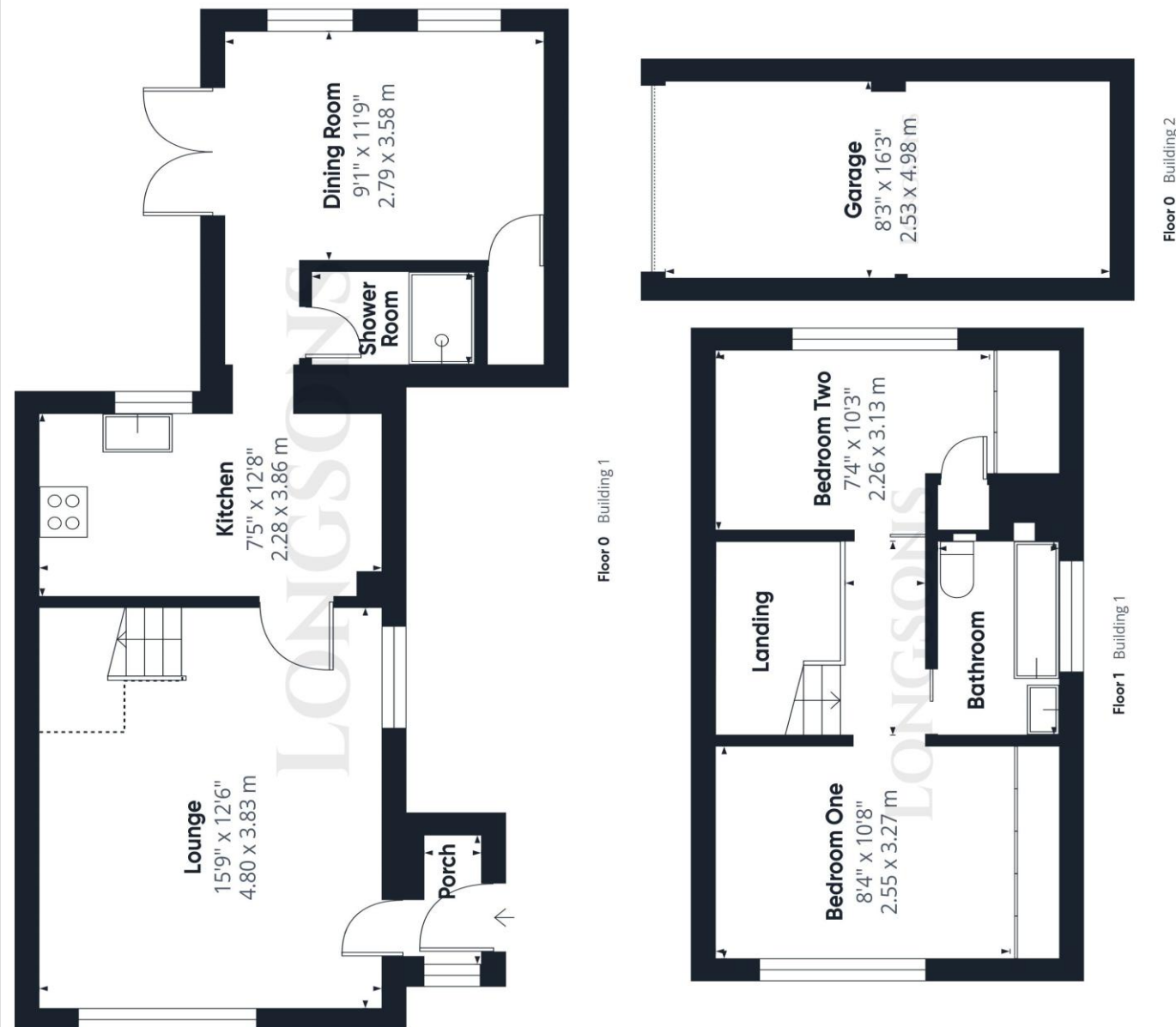




Wordsworth Drive, Dereham, NR19 2SB

Two bedrooms, semi-detached house located on a popular development within Dereham. The property has lots to offer including lounge, kitchen, dining room, garden, garage and UPVC double glazing.

Guide Price £210,000 - £220,000 Freehold



Guide Price £210,000-£220,000
Situating on a popular development in the market town of Dereham, Longsons are delighted to bring to the market this well presented, two bedroom semi-detached house. The property has lots to offer including lounge, kitchen, dining room, shower room, bathroom, garage, car port and off-road parking. Viewing recommended.

Briefly the property offers lounge, kitchen, dining room, shower room, two bedrooms, bathroom, garden, garage, car port and off-road parking.

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.

Porch
Composite door to side aspect, UPVC window to front aspect.

Lounge
15'9" (4.8m) x 12'6" (3.81m)
UPVC window to front and side, radiator.

Kitchen
12'8" (3.86m) x 7'5" (2.26m)
A stylish modern kitchen, boasting a range of base and wall mounted units with work surfaces over, splashbacks and surrounds, single inset drainer sink

unit, integral over with hob and extractor hood over, space & plumbing for washing machine, UPVC window to rear aspect.

Shower Room
Walk-in shower cubicle with skylight.

Dining Room
11'9" (3.58m) x 9'1" (2.77m)
Paquet flooring, radiator, two UPVC windows to rear, glazed double doors opening to rear garden.

Landing

Bedroom One
10'8" (3.25m) x 8'4" (2.54m)
Radiator, fitted wardrobe, UPVC window to front aspect.

Bathroom
7'3" (2.21m) x 4'6" (1.37m)
Suite comprising low level WC, counter top hand wash basin with storage under, panelled bath, part-tiled walls, UPVC window to side aspect.

Bedroom Two
10'3" (3.12m) x 7'4" (2.24m)
Radiator, fitted wardrobe, UPVC window to rear aspect.

Outside Front
The front of the property is laid to shingle which continues along the side elevation providing off-road parking, partly enclosed by mature hedging.

Outside Rear
The multi-level rear garden comprises patio area with steps leading up to the raised lawn area with plant bed borders and mature tree. At the end of the garden there is a raised decking area with covered entertaining and dining space. Enclosed by panelled fencing and brick wall. Car port with additional parking and roller gate to side.

Garage
16'3" (4.95m) x 8'3" (2.51m)
Up and over garage door with power and electric.

Agents Note
Under the terms of the Estate Agents Act 1979 we must inform you that the seller of this property is an employee of Longsons Ltd. If you have any concerns about this, please contact us.

EPC rating C72 (Full copy available on request)
Council tax band A (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.

- Two Bedrooms
- Two Receptions
- Bathroom and Shower Room
- Energy Efficiency Rating C72
- Garage, Car Port and Off-road Parking
- Enclosed Garden with Patio Area and Raised Decking, Perfect for Entertaining

