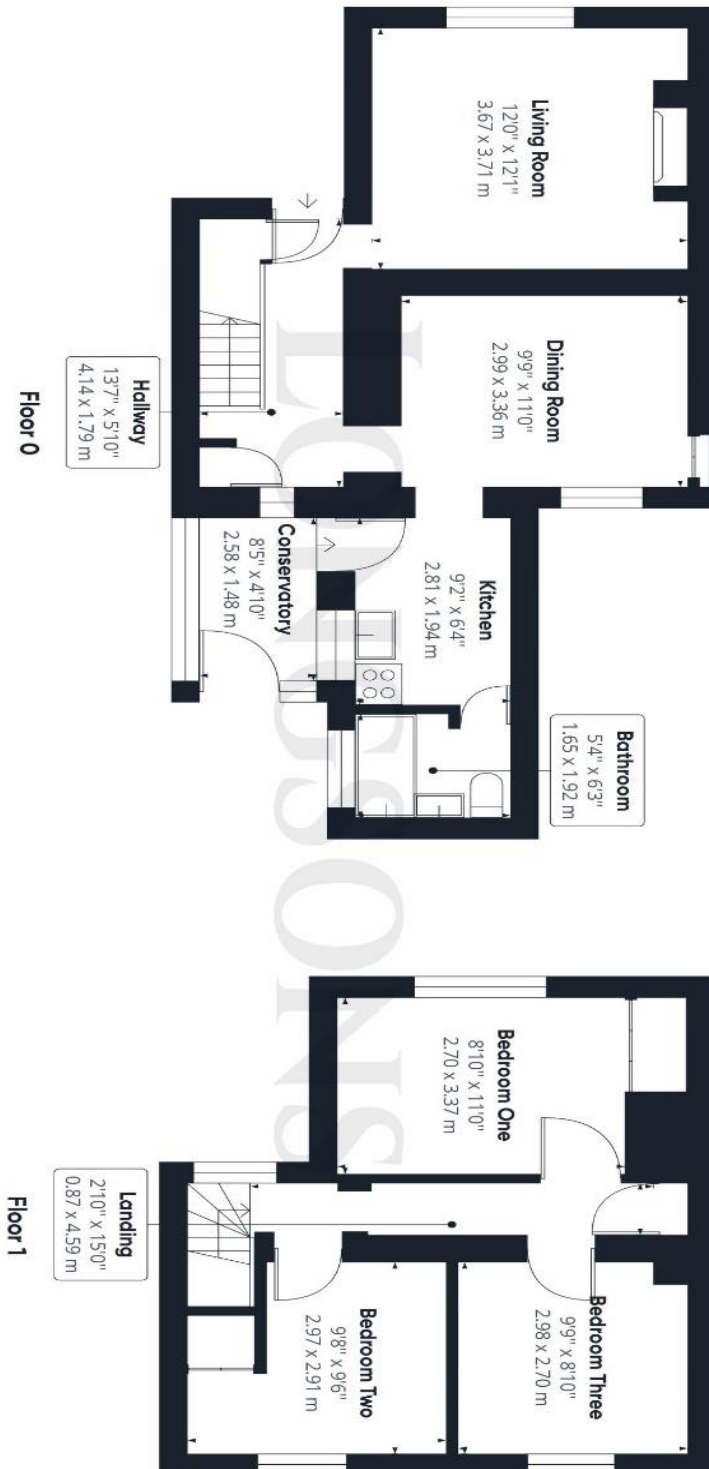




Crown Road, Dereham, NR20 4AG

CHAIN FREE!! Attractive stone fronted semi-detached three bedroom house, conveniently situated within easy access of local amenities in the market town of Dereham. The property offers two reception rooms, off road parking, gardens, gas central heating and UPVC double glazing.

Offers In Excess Of £220,000 Freehold



Approximate total area (1)
806.85 ft²
74.96 m²





Bedroom Two
9'8" (2.95m) Max x 9'6" (2.9m) Max

UPVC double glazed window to rear aspect, radiator.

Bedroom Three
9'9" (2.97m) Max x 8'10" (2.69m) Max

UPVC double glazed window to rear aspect, radiator.

Outside Front

Front garden laid to low maintenance shingle providing off road parking for approximately two vehicles, gated access to rear.

Rear Garden

Enclosed rear garden laid to lawn, two wooden storage sheds to rear of garden, paved patio seating area to rear, outside tap, wooden fence to perimeter, outside light, gated access to front.

AGENTS NOTE

The neighbouring property at number 14 has right of way via a gate between the two properties for access to their rear garden.

EPC rating D (Full copy available on request)

Council tax band D (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.

- Attractive Semi-detached House
- Three Bedrooms
- CHAIN FREE!!
- Two Reception Rooms
- Lean To Conservatory
- Easy Access To Amenities
- Off Road Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing

CHAIN FREE!! Conveniently situated within easy access of local amenities in the market town of Dereham, Longsons are delighted to bring to the market this attractive stone fronted semi-detached three bedroom house. The property offers two reception rooms, off road parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, conservatory, kitchen, ground floor bathroom, three bedroom, gardens, off road parking, gas central heating and UPVC double glazing.

DEREHAM

Dereham is a popular Norfolk market town with free parking and plenty of amenities, which include - a great range of shops, a cinema, supermarkets, schools and restaurants. Also conveniently placed a short drive from the A47 providing access to the "Capital of Norfolk" - Norwich City.

Entrance Hall

UPVC entrance door to front aspect, stairs to first floor, under stairs storage cupboard, built in cupboard housing gas central heating boiler.

Lounge

12'0" (3.66m) x 12'1" (3.68m)

Fireplace with inset log burning stove, UPVC double glazed window to front aspect, radiator.

Dining Room

9'9" (2.97m) x 11'0" (3.35m)

Built in storage cupboard, UPVC double glazed window to rear aspect, radiator.

Kitchen

9'2" (2.79m) x 6'4" (1.93m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit, space for gas/electric oven, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to side aspect.

Conservatory

8'4" (2.54m) x 4'10" (1.47m)

Timber conservatory with plastic corrugated roof, door opening to rear garden, space and plumbing for washing machine/dishwasher.

Ground Floor Bathroom

Bathroom suite comprising bath with mixer shower over, wash basin set within fitted cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to side aspect.

Stairs and Landing

Built in storage cupboard, UPVC double glazed window to front aspect.

Bedroom One

8'10" (2.69m) x 11'0" (3.35m) To Wardrobe

Built in wardrobe, UPVC double glazed window to front aspect, radiator.

