

# ST. GEORGES DRIVE Dereham NR19 1LQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Bungalow
- Sought After Market Town
- Sitting/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Ample Parking to Front
- Private Rear Garden
- Attached Single Garage

#### IN SUMMARY

MODERNISED & UPDATED! With a newly FITTED KITCHEN featuring integrated cooking appliances and BUILT-IN STORAGE, this DETACHED BUNGALOW offers THREE BEDROOMS to one end of the bungalow - all accessed off an INNER HALL whilst the property has a functional divide between sleeping and living accommodation. The family bathroom is also accessed off the hall, and the SITTING ROOM has a door leading into the CONSERVATORY which enjoys views over the gardens. To front of the property there is parking, a low maintenance front garden and access to the garage.

#### SETTING THE SCENE

As you turn onto St. Georges Drive from Stone Road in Toftwood, the property can be found on the right-hand side behind a shrub border. There is a low maintenance garden which could be additional parking to the one space which is provided in front of the garage. A hard standing footpath leads to the main property.

#### THE GRAND TOUR

Passing through the uPVC double glazed front door into the entrance porch, you find a perfect space for cloak and boot storage and this room acts as another layer of insulation for the main property. Heading into the entrance hall with wood effect flooring, all rooms branch off the hallway except the conservatory which is just beyond the sitting room. The kitchen has been replaced recently with wall and base level cabinets, integrated cooking appliances which include an oven and electric induction hob - both benefiting from an extractor fan over. There is room to one corner for a dining table, a door to the outside and a window facing front to watch the world go by. The three bedrooms are carpeted, with space for freestanding or built in wardrobes and they are positioned close to the family bathroom which has a three-piece suite.

#### THE GREAT OUTDOORS

non-overlooked rear gardens can be found to the rear which are laid to lawn with areas of flower-bedding and room for a vegetable patch to be added. Benefiting from the south sun, you can entertain all day on the patio and when needing to store everything away, the timber shed is close by which is on a concrete base. Timber panel fencing can be found at the boundary and there is access through a personnel door to the garage.



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#### OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

#### FIND US

Postcode : NR19 1LQ

What3Words : ///guitars.overused.masts

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 812.61 ft<sup>2</sup>  
 75.49 m<sup>2</sup>

