



2 Waples Way, Dereham

In Excess of £300,000

2 Waples Way

Dereham, Dereham

This charming property features a spacious living room with plush carpeting and a wood burner, creating a cosy atmosphere, along with a remarkable kitchen diner ideal for entertaining. With a versatile fourth bedroom on the ground floor and three additional bedrooms upstairs, the home offers ample accommodation options. Outside, the excellent-sized garden plot with lawn and patio areas, enclosed by fencing for privacy, along with a carport and ample off-road parking, enhances the property's appeal for comfortable family living.

THE LOCATION

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





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THE PROPERTY

The ground floor features a spacious living room with plush carpeting, offering ample space for furnishings and showcasing brick features that house a wood burner, creating a cosy and inviting atmosphere. Adjacent is a truly remarkable kitchen diner, complete with wooden countertops, a butler sink and a wine cooler, making it the perfect space for entertaining guests or enjoying family meals. The kitchen also provides ample room for a dining table, creating a versatile and functional space. A utility area is conveniently situated nearby, allowing for additional appliances to be housed away from the main living areas.

An inner hallway leads to the fourth bedroom, a truly versatile room with ample storage and a luxurious ensuite shower room. This space could be utilised as a guest room, home office or study, catering to various needs and preferences. On the upper floor, three further bedrooms await, providing ample sleeping quarters for the entire family. Each room can be easily adapted to suit your evolving needs, whether that be a child's bedroom or guest room. The bathroom on the upper level boasts modern fixtures and fittings, ensuring a pleasant and relaxing experience for your self-care routines.





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The property also benefits from an excellent-sized garden plot, featuring both lawn and patio areas. The garden is perfect for hosting outdoor gatherings and summer BBQs, providing a private space for relaxation. With the garden enclosed by fencing, you can enjoy peace of mind and added security, making it an ideal setting for families with children or pets. Additionally, a carport and ample off-road parking space complement the property, ensuring convenience and ease of access.

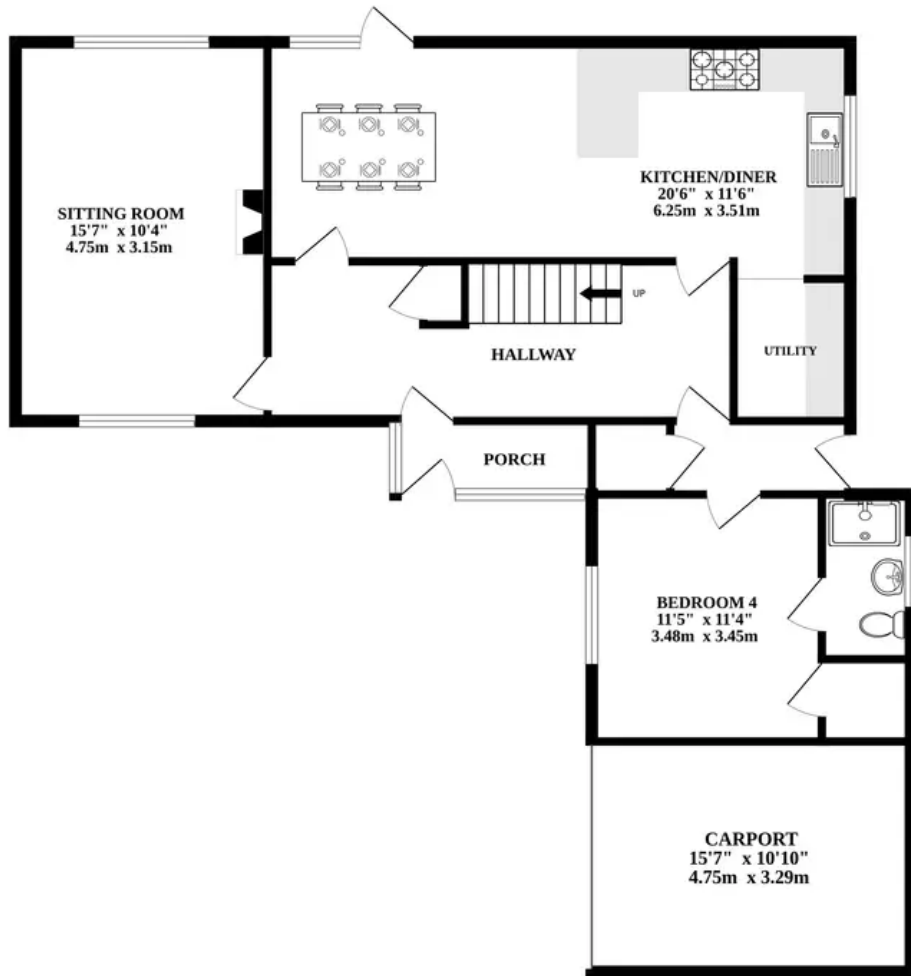


AGENTS NOTE

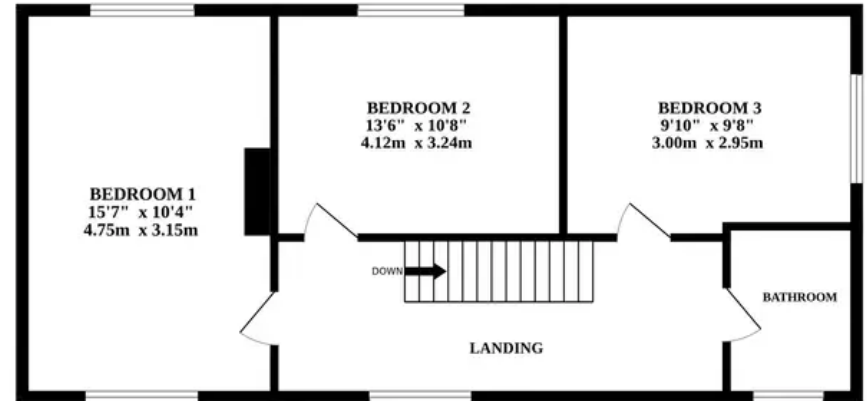
We understand this property will be sold freehold connected to all mains services.

Council Tax Band - B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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