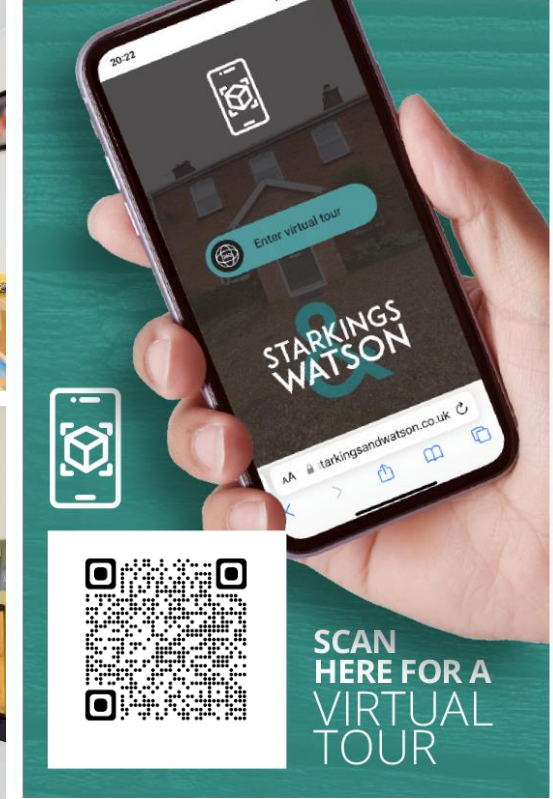


ALDISS AVENUE Dereham NR19 1PE

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Semi-Detached House
- 24' Sitting/Dining Room
- Kitchen Leading to Rear Garden
- Newly Fitted Shower Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Ample Off Road Parking
- Perfect First Time Buy or Investment

IN SUMMARY

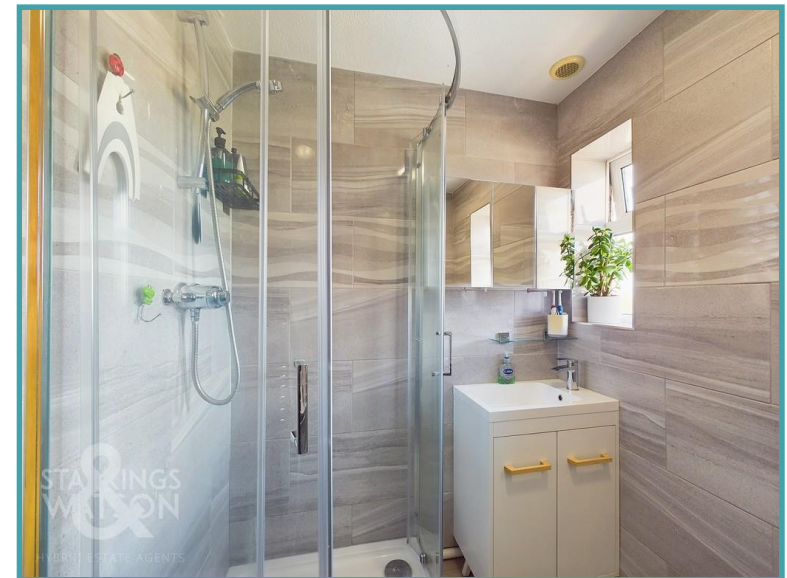
This SEMI-DETACHED HOUSE is pleasantly situated in a quiet CUL-DE-SAC offering a VERSATILE living space inside and out. The property features a DUAL-ASPECT, open SITTING/DINING ROOM ideal for hosting family and friends and leads through to the KITCHEN with rear access into the garden. The first floor gives way to THREE BEDROOMS with the smaller currently functioning as a HOME OFFICE with a NEWLY FITTED SHOWER ROOM just off the landing also. Externally, the property boasts AMPLE OFF ROAD PARKING to the front and side with a GARAGE located through swinging timber gates and a low-maintenance, enclosed rear garden space.

SETTING THE SCENE

The property can be found set back from the street behind a generous shingle driveway fit for multiple vehicles all set behind a low level timber fence. To the side of the property there are tall swinging gates which grant access to the rear garden and access to the garage.

THE GRAND TOUR

The property opens into the main entrance hallway where you will find wooden effect laminate flooring under foot with the ideal place to hang your coats to your left with the stairs and passage leading to the kitchen in front. Immediately to your right is the wonderfully open space formed of the sitting and dining rooms, with a dual aspect allowing natural light to flood into this space and gives the occupants versatility in choice of layout of soft furnishings. Through the space saving sliding doors, you can access the kitchen with a window overlooking the rear garden, composite sink with mixer tap, an array of wall and base mounted storage with additional under the counter top space with plumbing for a washing machine and dishwasher. The first floor landing gives access to all bedrooms as well as the shower room and additional airing cupboard storage. The smaller of the bedrooms sits at the front of the property and currently functions as a home office and study but would make the ideal bedroom or nursery too. Also to the front sits the largest of the bedrooms, with a front facing aspect and carpeted flooring with the second room sitting at the rear of the property with a view over the rear garden and wall to wall built in wardrobes. Finally, the newly fitted shower room features a three piece suite with corner shower unit and grey tiled walls with heated towel rail with a separate toilet sitting in between this and the second bedroom also.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



THE GREAT OUTDOORS

The rear garden is offered in a low maintenance and highly functional order predominantly laid with patio slabs with a shingle planting space to the rear with access into external outbuildings offering fantastic external storage. To the side of the property is the timber fronted garage space which leads forward onto the shingle driveway to the side and front of the property through the access gates.

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 1PE

What3Words : ///compliant.painter.juicy

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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^m
 832.39 ft²
 77.33 m²

