



Captain Ford Way, Dereham - NR19 1WQ

**STARKINGS  
&  
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HYBRID ESTATE AGENTS





## Captain Ford Way

Dereham

**VENDOR FOUND!** This **SPACIOUS** and well presented **END TERRACE HOME** offers more internal space than one might think, with a floor area reaching over 1042 Sq. Ft (stms) including an **INTEGRAL GARAGE** and **DRIVEWAY** to the front. Once inside, a neutral and welcoming décor will greet you with a large **SITTING ROOM**, cloakroom and open **KITCHEN/BREAKFAST** room - boasting **INTEGRATED APPLIANCES** to the very rear of the property, all warmed with **UNDERFLOOR HEATING** on the ground floor. The first floor landing grants access to **THREE BEDROOMS**, all with **BUILT IN WARDROBES** and all 2024 **INSTALLED UPVC DOUBLE GLAZED WINDOWS**. The larger of the bedrooms boasts a **MODERN EN-SUITE SHOWER ROOM** while all three have use of the **FAMILY BATHROOM**. The rear garden is also generous in size due to the positioning of the plot, all in a **LOW MAINTENANCE** state with artificial lawn and raised seating area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- End Terrace House
- Underfloor Heating On The Ground Floor
- Kitchen/Breakfast Room With Integrated Appliances
- Three Bedrooms
- Built-in Wardrobes to all Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Low Maintenance Rear Garden
- Off Road Parking & Garage

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.

#### SETTING THE SCENE

The property is nestled towards the edge of this popular development close to the centre of town where a brick weave driveway allows for parking of two vehicles at the front of the home and mature shrubs towards the front garden give privacy. A footpath takes you towards the front door with a tiled and pitched roof.

#### THE GRAND TOUR

Once indoors you are met with a central hallway all neatly decorated with light neutral fixtures and fittings and granting access to all living accommodation on the ground floor as well as stairs for the first floor with handy under the stair storage cupboard.



Immediately to your right is the cloak room with wooden effect flooring underfoot and a frosted glass window to the front of the property. This space whilst also offering WC facilities is the ideal spot to tuck away shoes. Turning to your left the living room opens with a dual front facing aspect and large carpeted floor space. This room, just like all others on the ground floor is warmed with underfloor heating making decorating with soft furnishings easier. The space in the sitting room is generous enough to accommodate a choice of layout of soft furnishings with all double glazed windows to the front. The end of the hallway leads you towards the open kitchen/breakfast room with wooden effect flooring laid underfoot. The space initially offers room for a formal dining or breakfast table in front of the uPVC French double glazed doors with built in blinds. Beyond this the kitchen extends to offer a range of wall and base mounted storage units set around wooden effect work surfaces that accommodate built in appliances including dual ovens with a four ring gas hob and extraction above. There is additional space for freestanding appliances with plumbing for a washing machine, dishwasher and standalone fridge freezer. The first floor landing grants access to all three bedrooms within the first floor as well as a built in storage cupboard and the three piece family bathroom suite at the top of the stairs with a mostly tiled surround, wall mounted heated towel rail, vanity storage and frosted glass window to the rear garden. The two smaller bedrooms sit towards the front of the home with the bedroom on the right being a good sized double room boasting built in wardrobes similarly to all of the bedrooms with all carpeted flooring, whilst sitting next door is the smaller of the three bedrooms, a good sized single room with built in wardrobes and front facing uPVC double glazed window. As you step into the main bedroom you are met with a hallway leading you beyond the built in wardrobes with the bedroom opening at the end and access to the newly updated en-suite shower room coming to your right. This space has been recently refitted and modernized with a tasteful modern feel comprising a wall mounted heated towel rail, dual shower heads and aqua boarding. The bedroom itself has part vaulted ceilings to the front with a dual facing aspect to both front and rear and radiators below each window. The carpeted floor space leaves ample room for a large double bed and additional storage solutions, with all of the bedroom windows on the first floor only being replaced in December 2024.

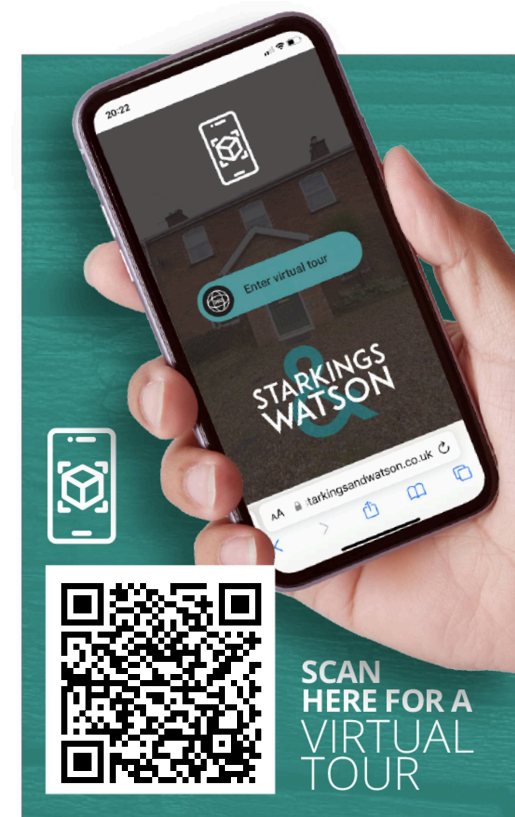
FIND US

Postcode : NR19 1WQ

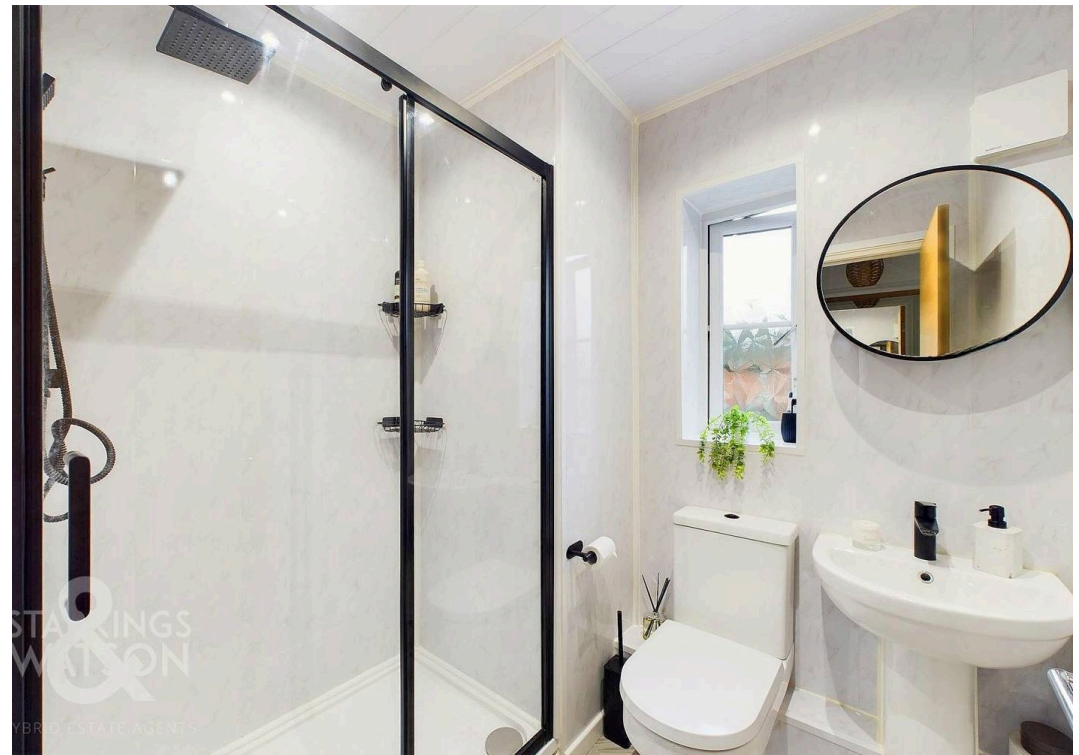
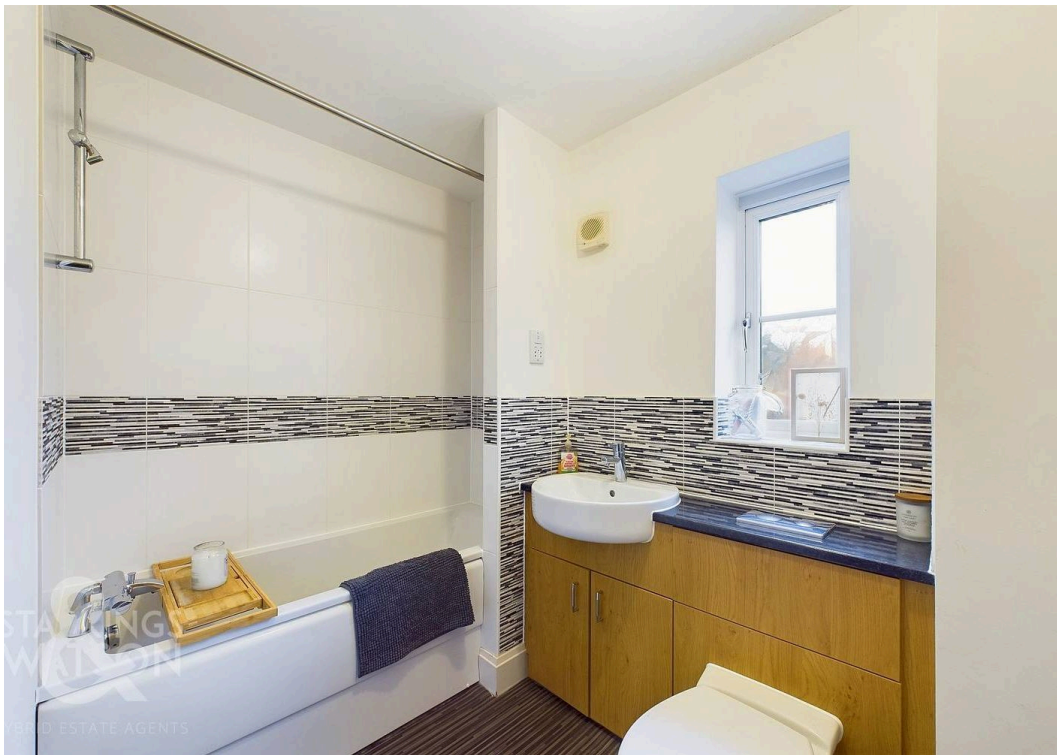
What3Words : ///shuttled.novelist.cowboys

VIRTUAL TOUR

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







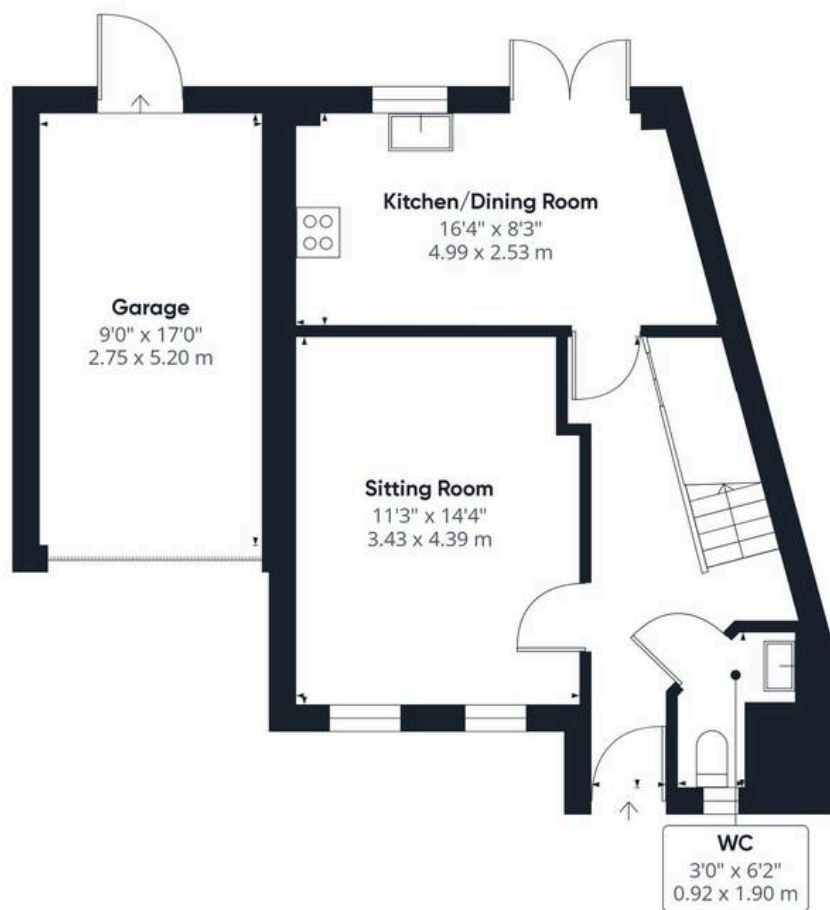




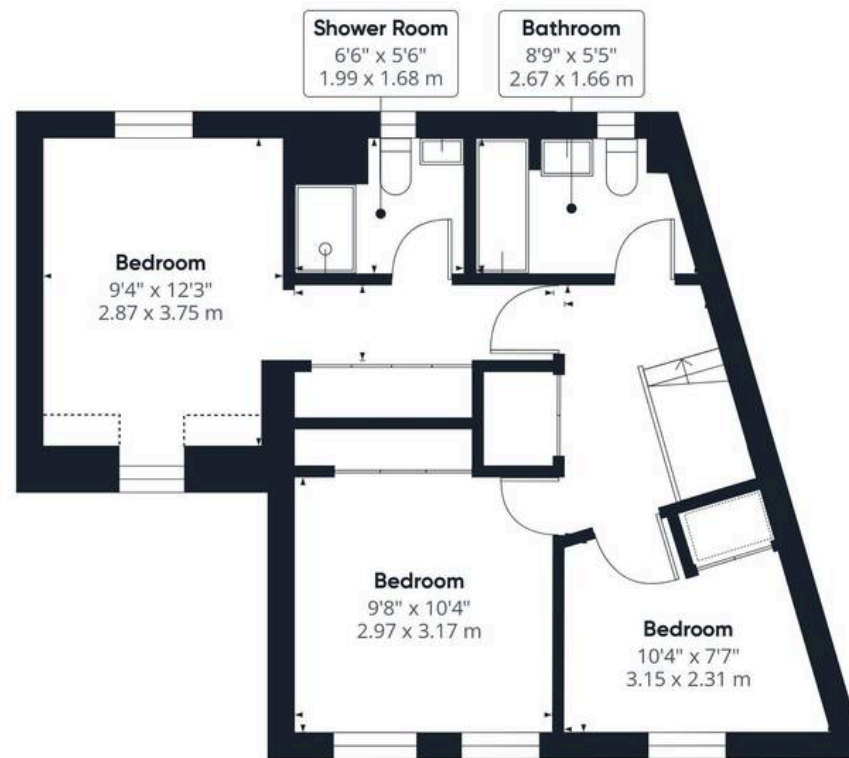
## THE GREAT OUTDOORS

The rear garden is offered in a low maintenance state with a small flagstone patio area leading towards artificial grass and a raised decked seating space ideal for hosting family and friends in the warm summer months, whilst the garden is fully enclosed on all sides and to the rear with timber fencing with access to the garage coming from here and a swinging gate taking you towards the front of the property.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1046.7 ft<sup>2</sup>  
97.24 m<sup>2</sup>

**Reduced headroom**

6.94 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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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.