Shipdham Road, Dereham NR19 1NN

william
h brown

welcome to

Shipdham Road, Dereham

Fully renovated & extended two bedroom semi-detached house in a well-regarded non-estate position in Toftwood. Offering stylish modern living with everything brand new, this home features a spacious lounge, superb kitchen/breakfast room, study, generous landscaped garden, driveway parking & no chain

A superb opportunity to purchase this fully renovated and extended two bedroom semi-detached home, perfectly positioned in a popular non-estate location close to local amenities. Offering modern living throughout, this impressive property has been completely transformed with everything brand new, creating a stylish and ready-to-move-into home.

The accommodation is set over two floors and begins with an entrance porch leading into a welcoming lounge. The real heart of the home is the stunning kitchen/breakfast room, featuring a roof lantern, bi-fold doors opening to the garden, and ample space for dining and entertaining. A versatile study provides the perfect home office or hobby space, complemented by a modern cloakroom.

Upstairs, the first floor landing gives access to two well-proportioned bedrooms and a beautifully fitted four piece family bathroom. Outside, the property enjoys a shingle frontage providing parking, while the private, landscaped rear garden offers an excellent space for outdoor enjoyment.

Further benefits include gas fired central heating, double glazed windows and the advantage of no onward chain.

The Accommodation
Double glazed external entrance door opening to;

Entrance Porch
Tiled flooring, double glazed window to front aspect and door opening to;

Lounge
16' 7" x 15' 11" (5.05m x 4.85m)
Karndean flooring, space for fireplace, inset ceiling spotlights, radiator, dual aspect double glazed windows to front and side aspects, and door opening to;

Kitchen/Breakfast Room
21' 8" x 14' 8" (6.60m x 4.47m)
A range of wall and floor mounted base units with quartz worktops over and upstands, under-mount sink with mixer tap, built-in electric eye-level oven, inset electric hob, integrated dishwasher, integrated fridge freezer, space for washing machine and tumble dryer, Karndean flooring, inset ceiling spotlights, plinth heater, roof lantern, vertical radiator, double glazed window to side aspect and double glazed bi-fold doors opening to the rear garden. Stairs rising to first floor landing, door opening to cloakroom and further door to;

Study
9' 7" x 5' 11" (2.92m x 1.80m)
Karndean flooring, under stairs storage cupboard, inset ceiling spotlights and radiator.

Cloakroom
Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, Karndean flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing
Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to both bedrooms and family bathroom.

Bedroom One
13' 10" x 8' 11" (4.22m x 2.72m)
Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

Bedroom Two
11' 7" x 10' 4" (3.53m x 3.15m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom
Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to front aspect.

Outside
The property is approached by a shingle driveway which provides off-road parking. Gated access leads to the rear garden.

Stepping out to the generously-proportioned rear, the garden is beautifully landscaped with sprawling lawn for outdoor enjoyment, and patio seating for outdoor dining and relaxing. A raised flower bed features for added charm and the garden is fully enclosed by timber fencing for privacy.

Location
Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include 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 large supermarkets, many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

welcome to

Shipdham Road, Dereham

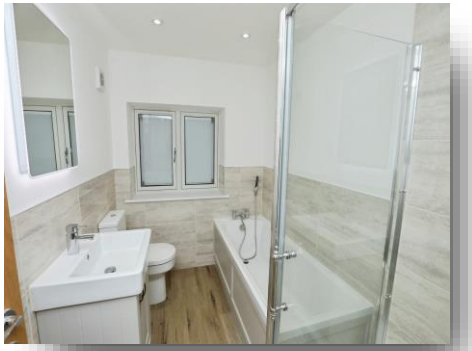
- Immaculate 2 bedroom semi-detached house
- Fully renovated and extended throughout
- Impressive kitchen/breakfast room with roof lantern and bi-fold doors
- Ground floor study with versatile use
- Cloakroom and four-piece family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

Total floor area 98.7 m² (1,062 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplanit.com

guide price

£310,000 - £320,000



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The Property Ombudsman

Property Ref:
DRM117725 - 0006

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william h brown

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.