



Townshend Road, Dereham NR19 2YD

welcome to

Townshend Road, Dereham

Super Executive Detached House in a Desirable Location on the edge of Dereham. With Three/Four Reception Rooms, Four/Five Bedrooms, Fantastic Kitchen/Dining Room with separate Utility Room, Two Shower Rooms plus an En-Suite Bathroom, Driveway, Double Garage and Enclosed Rear Garden.



William H Brown are pleased offer a formidable executive detached home located in a cul-de-sac over looking the Quebec Park in Dereham.

The property was built to a high standard and has been sympathetically extended in a similar manner to provide a wealth of reception spaces and flexibility. Whether you are looking for an office space, a studio or treatment room there are spaces downstairs to suit your needs. There is a fifth bedroom on the ground floor, perfect as a teenagers bedroom, guest room or annexe making it perfect for multi-generational living. Aside from this, there is a lounge, study and garden room providing plenty of space to live and enjoy this wonderful home. Upstairs harbours three double bedrooms and one single bedroom, an en-suite bathroom and a family shower room. All upstairs bedrooms have fitted wardrobes.

Further supporting the internal accommodation is a driveway providing ample parking and a double garage to the front together with a front garden and small orchard, whilst to the rear, there is an enclosed rear garden with patio and lawn

Ground Floor Accommodation

There is a spacious entrance hall with wooden flooring with access to the lounge which in turn opens onto the modern kitchen/dining room and the garden room beyond. To the front of the house is a study, which lends itself to being a studio/office/treatment room and at the side of the house is a fifth bedroom. There is also a utility room, and a ground floor shower room ideal for anybody wanting the flexibility to house somebody who requires lateral living.

First Floor Accommodation

There is a spacious landing with window to the front, four good-sized bedrooms, a modern family shower room and en-suite bathroom to the master.

Outside

To the front of the property there is a driveway providing ample off-road parking and a double garage, a front garden and small orchard.

To the rear of the property is an enclosed rear garden laid to lawn with patio area and access to the garage.



Total floor area 201.0 m² (2,164 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.propertybox.io



Location

Dereham is a bustling market town steeped in history and surrounded by natural beauty. At Townshend Road, you are perfectly placed to enjoy all the charm and convenience this vibrant town has to offer with a plethora of walks and open spaces on your doorstep, including Quebec Park and the Golf Course. For transport links, Dereham boasts easy access to Norwich and beyond via the A47. The nearby Mid-Norfolk Railway offers a unique way to explore the area, with scenic journeys on heritage steam and diesel trains, a delight for both residents and visitors. In the town itself, you'll find everything you need: a variety of independent shops, supermarkets, cafes, restaurants and a weekly market, along with a range of schools and healthcare facilities. Combine this with the stunning Norfolk countryside on your doorstep and Dereham offers the perfect balance of town and rural life.



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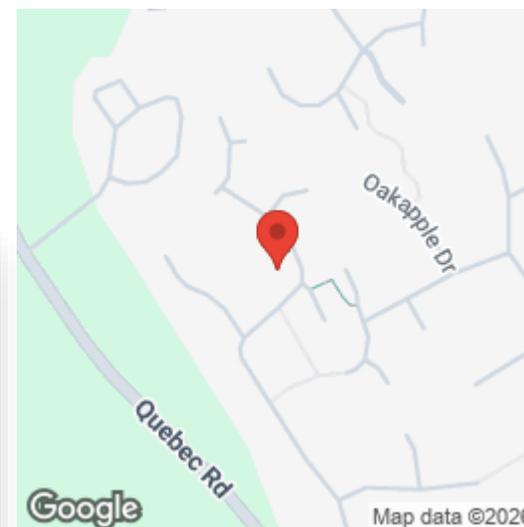
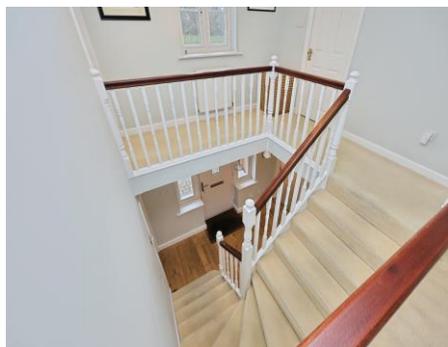
- Super Flexible Five Bedroom Detached House
- Lounge, Kitchen/Dining Room, Garden Room and Study
- Ground Floor Shower Room and Utility Room
- Family Shower Room and En-Suite Bathroom
- Driveway, Double Garage and Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117901 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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