



**Honeysuckle Drive, Dereham NR20 3TT**

**welcome to**

**Honeysuckle Drive, Dereham**

>> NO ONWARD CHAIN! A 2 bedroom mid-terraced house, ideal for first time buyers, located within a sought-after development, close to amenities. Boasting a fitted kitchen/diner, master en suite, ample storage space, low-maintenance rear garden, driveway parking, garage & more!!!



## The Accommodation

Double glazed external door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, door opening to lounge and further door to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### Lounge

14' 7" x 13' 5" ( 4.45m x 4.09m )

Fitted carpet flooring, central gas fireplace with tiled hearth, built-in storage cupboard, under stairs storage cupboard, two radiators, two double glazed windows to front aspect and archway to;

### Kitchen/Diner

15' 3" x 8' 8" ( 4.65m x 2.64m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with concealed extractor, space for fridge freezer, space for washing machine, wall-mounted boiler, fitted carpet flooring, ceiling spotlights, radiator, double glazed window to rear aspect and double glazed patio door with side panel opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch and doors opening to both bedrooms and bathroom.

### Master Bedroom

10' 8" x 10' 7" ( 3.25m x 3.23m )

Fitted carpet flooring, built-in wardrobes, two radiators, two double glazed windows to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring, shaver point, radiator and double glazed obscure glass window to front aspect.

### Bedroom Two

10' x 9' ( 3.05m x 2.74m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, wood effect flooring, shaver point, radiator and double glazed obscure glass window to rear aspect.

### Outside

Gated entry allows access to the front aspect which is laid predominately to well-maintained lawn, enhanced by shrub beds and a paved pathway leading to the main entrance.

To the rear, there is a low-maintenance brickweave garden area, providing an ideal spot for outside dining and relaxing. The enclosed garden features shrub beds for added greenery, alongside a fruit tree, plant borders, gate access to the driveway and personal door access to the garage.

### Garage

Power, lighting, double glazed door to side and up and over door to front.

### Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.



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welcome to

## Honeysuckle Drive, Dereham

- **\*\*NO ONWARD CHAIN\*\***
- 2 Bedroom Mid-Terraced House
- Open-Plan Living Space
- Cloakroom, Master En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£200,000**



### directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Follow the road over the controlled crossing into Wellington Road and continue into Neatherd Road. Proceed into Crown Road and at the t-junction, turn left into Norwich Road. Take the first right hand turn into Greenfields Road and take the second left into Honeysuckle Drive. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117637 - 0004

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