



St. Georges Drive, Dereham NR19 1LQ

welcome to

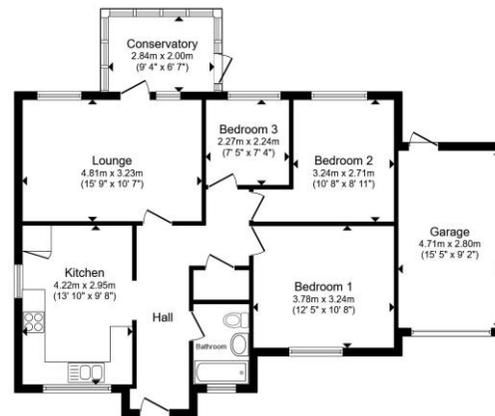
St. Georges Drive, Dereham

Detached three bedroom detached bungalow located in the popular town of Dereham with close proximity to local amenities and schooling. The bungalow offers modern living with garage and off road parking.



Situated in the popular Norfolk market town of Dereham is this spacious three bedroom detached bungalow which is immaculately presented in a prime location close to local amenities and schooling.

Passing through the uPVC double glazed front door into the entrance porch, you find a perfect space for coat and shoe storage and this room acts as another layer of insulation for the main property. Heading into the entrance hall with wood effect flooring, all rooms branch off the hallway except the conservatory which is just beyond the sitting room. The kitchen has been replaced recently with wall and base level cabinets, integrated cooking appliances which include an oven and electric induction hob - both benefiting from an extractor fan over. There is room to one corner for a dining table, a door to the outside and a window facing front to watch the world go by. The three bedrooms are carpeted, with space for freestanding or built in wardrobes and they are positioned close to the family bathroom which has a three piece suite. To the outside of the property there is a fully enclosed garden space which is laid with lawn benefitting from a variety of mature shrubs, trees and a patio path giving access around the garden. To the front of the property there is a hard standing driveway giving access to the garage with an adjacent garden space laid with patio and shrubbery.



Floor Plan

Total floor area 92.4 m² (995 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



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welcome to

St. Georges Drive, Dereham

- Detached Bungalow
- Sought After Market Town
- Modern Fitted Kitchen
- Sitting/Dining Room
- Three Bedrooms

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

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM117998 - 0002

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.

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