





Park Road, Dereham, NR19 2BT

william
h brown

welcome to

Park Road, Dereham

Substantial four bedroom family home situated in the heart of Dereham. The property offers ample living space, four double bedrooms and is immaculately presented so someone could just move straight in!





Situated in the heart of the popular Norfolk market town of Dereham is this spacious four bedroom immaculately presented family home. Situated a short distance to the town centre this property offers spacious living with generous bedrooms, with a peaceful setting whilst being close to amenities.

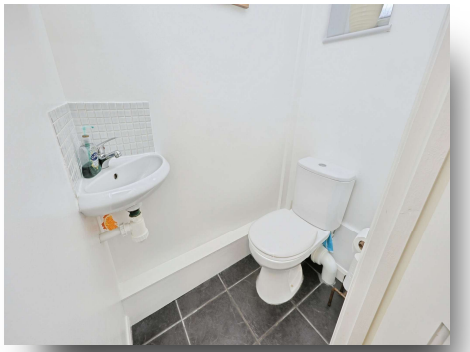
The accommodation is spread over three floors with the ground floor comprising welcoming entrance hall which gives access to the sitting room which benefits from built in storage with central open fireplace and bay fronted window, the family dining room has a central log burner which opens up to the garden room and fitted kitchen. The modern fitted kitchen which has ample space for dishwasher and fridge freezer, this leads through to the utility room with space for utilities and a downstairs W.C., the utility room also gives access to the garage. The ground floor is completed by the garden room which offers panoramic views of the garden and is the perfect place to relax and unwind.

To the first floor there is three double bedrooms, the second bedroom benefitting from double aspect giving ample natural light, the master benefits from an en-suite comprising three piece suite with shower and a walk in wardrobe. The first floor is finished with the family bathroom comprising modern three piece suite including a bath.

To the second floor there is a further bedroom with storage and a loft room giving the perfect space for an office or storage.







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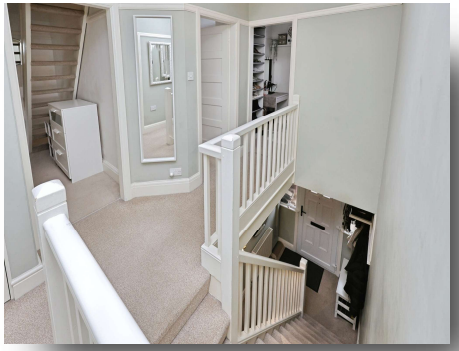
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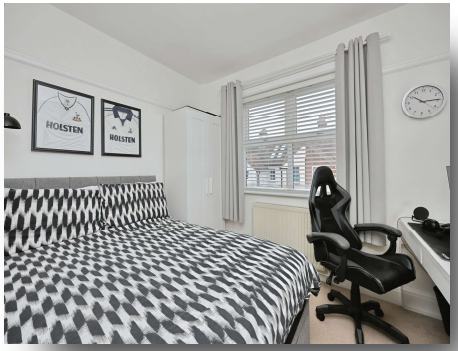
- Situated in the heart of Dereham
- Substantial family home
- Three reception rooms
- Four double bedrooms
- Immaculately presented

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£475,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM117624 - 0015

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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