



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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117637 - 0008

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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