



Norwich Road, Dereham, NR20 3AS

welcome to

Norwich Road, Dereham

An individual, substantial four double bed Victorian home set over four storeys with an abundance of charm & character features. Offering a cellar, 3 reception rooms, kitchen/breakfast room with bi-fold doors, utility, 3 bathrooms, enclosed garden space and private parking. Viewings are essential!



Auctioneer's Comments

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The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, doors opening to cellar, dining room and further door to;

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)
Dual aspect room with wooden flooring, central open fireplace, radiator and single glazed windows to front and side aspects.

Dining Room

13' 3" x 11' 9" (4.04m x 3.58m)
Wooden flooring, central fireplace with tiled hearth, radiator, single glazed sash window to front aspect and door opening to;

Kitchen/Breakfast Room

16' 2" x 8' 11" (4.93m x 2.72m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset butler sink with mixer tap, space for double electric cooker, integrated dishwasher, space for American fridge freezer, breakfast bar, wood effect flooring, exposed wooden beams, radiator, double glazed bi-fold doors opening to the front aspect and opening to;

Utility Room

9' 4" x 7' 3" (2.84m x 2.21m)
A matching range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, wooden flooring, exposed wooden beams, radiator, door opening to study and further door to;

Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled walls, radiator and single glazed stained glass window to front aspect.

Study

11' 11" x 7' 5" (3.63m x 2.26m)
Wooden flooring, radiator and two double glazed windows to front aspect.

First Floor Landing

Wooden flooring, stairs rising to second floor landing and doors opening to bedroom one, bedroom two and family bathroom.

Bedroom One

13' x 12' 6" (3.96m x 3.81m)
Dual aspect room with fitted carpet flooring, central fireplace, hand wash vanity unit, radiator and single

glazed sash windows to front and side aspects.

Bedroom Two

13' 1" x 11' 9" (3.99m x 3.58m)
Fitted carpet flooring, built-in storage cupboard, radiator and single glazed window to front aspect.

Family Bathroom

Three piece suite comprising high level w.c with decorative wooden boxed cistern, pedestal hand wash basin, tiled splashbacks, Victorian style roll top bath with brass taps and fittings, TV built into wall, tiled flooring, radiator and doors opening to the balcony area.

Second Floor Landing

Wooden flooring, built-in storage cupboard, loft access and doors opening to remaining bedrooms and family shower room.

Bedroom Three

13' 5" x 12' 6" (4.09m x 3.81m)
Dual aspect room with fitted carpet flooring, radiator and single glazed windows to front and side aspects.

Bedroom Four/Dressing Room

11' 9" x 8' (3.58m x 2.44m)
Fitted carpet flooring, hand wash vanity unit, radiator and single glazed window to front aspect.

Family Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled flooring, radiator and two single glazed stained glass windows to front aspect.

Cellar

A versatile space offering ideal storage solutions, with scope for further use subject to needs.

Outside

The property is approached by iron gates which open to the frontage, alongside steps rising to the main entrance. To the side of the home is an enclosed patio area, ideal for outside seating which is



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- £300,000 - £325,000 GUIDE PRICE
- 4 Storey, 4 Bedroom Victorian Property Including Cellar

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£250,000



directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Continue over the controlled crossing into Wellington Road and proceed into Neatherd Road. Turn right at the traffic lights into Matsell Way and at the traffic lights, turn left into Norwich Road. The property can be found on the left hand side, past the turning for Crown Road, 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:
DRM117535 - 0008

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