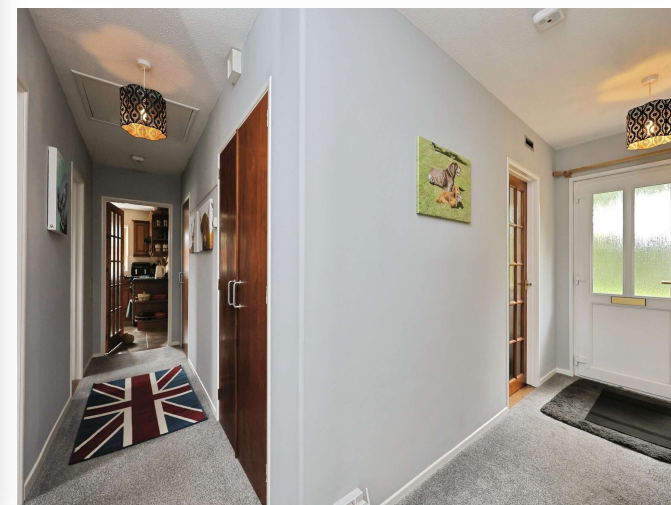




Station Road, North Elmham, Dereham, NR20 5HH

welcome to

Station Road, North Elmham, Dereham

A spacious and well-presented detached bungalow situated in the popular village of North Elmham, Dereham. Offering versatile single-storey living accommodation, this property provides a garage with driveway parking and gardens, while being well placed for local amenities, countryside walks.



A spacious and well-presented detached bungalow situated in the popular village of North Elmham, Dereham. Offering versatile single-storey living accommodation, this attractive property provides three bedrooms, generous reception rooms, a conservatory, garage, and useful utility space, making it an ideal home for a variety of buyers.

The accommodation briefly comprises a welcoming entrance hall leading to a comfortable lounge with a bright and inviting feel, along with a separate dining room offering excellent space for entertaining and family meals. The fitted kitchen provides a practical layout with access to the utility area and rear garden. There are three bedrooms, with two well-proportioned double bedrooms and a further bedroom ideal for guests, a child's room, or home office use. The property also benefits from a family bathroom.

A particular feature of the home is the conservatory, providing an additional living space and enjoying views over the outside area - perfect for relaxing throughout the seasons.

Externally, the property offers a garage with driveway parking and gardens providing space for outdoor enjoyment.

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

Station Road, North Elmham, Dereham

- Detached three bedroom bungalow
- Spacious lounge and separate dining room
- Conservatory overlooking the garden
- Fitted kitchen with utility room
- Garage and driveway parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118360 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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