



16 Ashley Walk, Dereham - NR19 1BW

£200,000 - £210,000 Freehold

Located in a quiet and private setting, this three-bedroom semi-detached house offers an ideal first-time purchase. With no chain, the property features two double bedrooms and one single bedroom, along with solar panels for energy efficiency. Two reception rooms provide versatile living space, and the low-maintenance garden adds to the appeal. Excellent transport links and a peaceful location make this home a desirable choice for those seeking comfort and convenience.

Location

Ashley Walk is located in the heart of Dereham, a historic market town with a strong sense of community. The town offers a variety of shops, cafes, and restaurants for everyday needs or a leisurely outing. Nearby, you'll find parks and green spaces perfect for outdoor activities. Dereham has excellent transport links, with bus routes to surrounding areas and Norwich just a short drive away. The town is surrounded by Norfolk countryside, providing a peaceful setting while remaining close to essential services. It's an ideal location for rural charm and urban convenience.

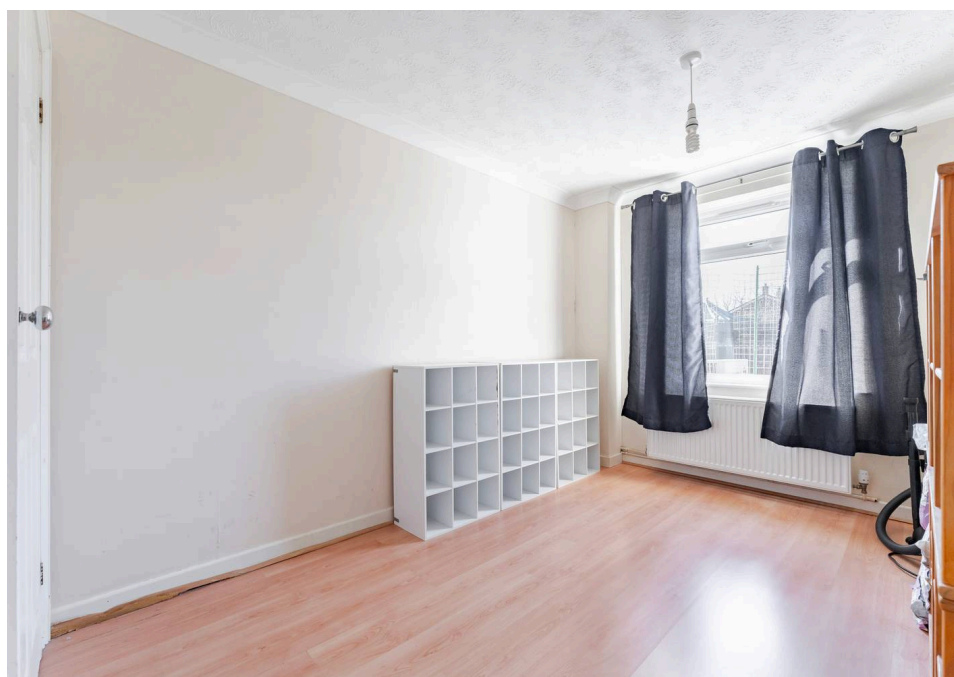
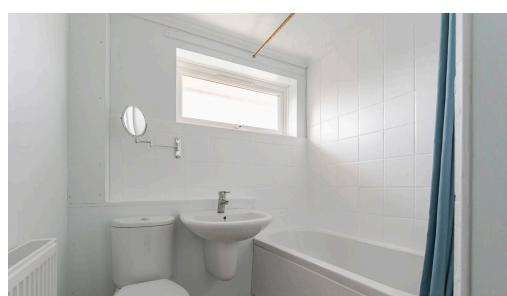
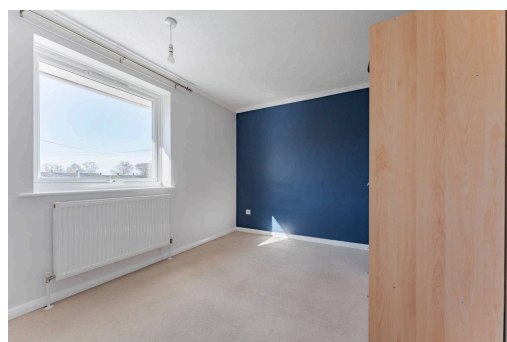


Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity and drainage.

Heating system- Air Source Heat Pump

Council Tax Band- D



Ashley Walk, Dereham

As you enter through the porch, you are greeted by a convenient WC, perfect for guests.

The spacious lounge offers a welcoming atmosphere to relax and unwind. Moving through to the dining room, you'll find a bright space with a built-in under stairs storage cupboard, providing ample room for all your living essentials.

The kitchen features a modern fitted range of wall and base level units with complementary rolled edge work surfaces and tiled splashbacks. It offers space for an electric cooker, fridge freezer, washing machine, dishwasher, and tumble dryer. The space also includes tiled flooring, glazed display cabinets, a built-in storage cupboard, and a pantry cupboard, enhancing both functionality and storage.

Heading to the first floor, you'll find a landing area with a built-in cupboard and loft access hatch.

The property features three bedrooms, two double and one single bedroom. The single bedroom includes an open cupboard space, designed as a recess, while the double bedrooms offer comfortable accommodation.

The family bathroom includes a bath with an overhead shower attachment and a thermostatically controlled shower, complemented by tiled splashbacks and vinyl flooring.

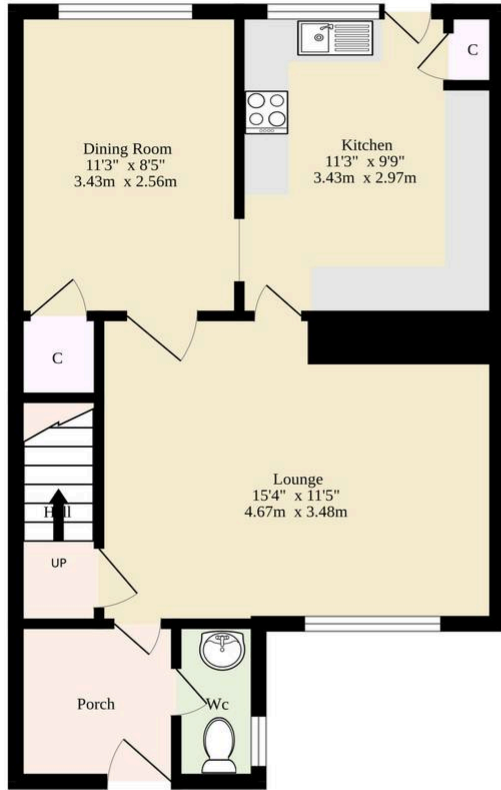
Outside, a low maintenance lawned garden awaits, complete with a patio area and low-level brick walling for privacy. You'll also find an outside water supply and a useful brick-built storage shed, perfect for keeping your outdoor essentials organised.

Residents' parking is available on-site.

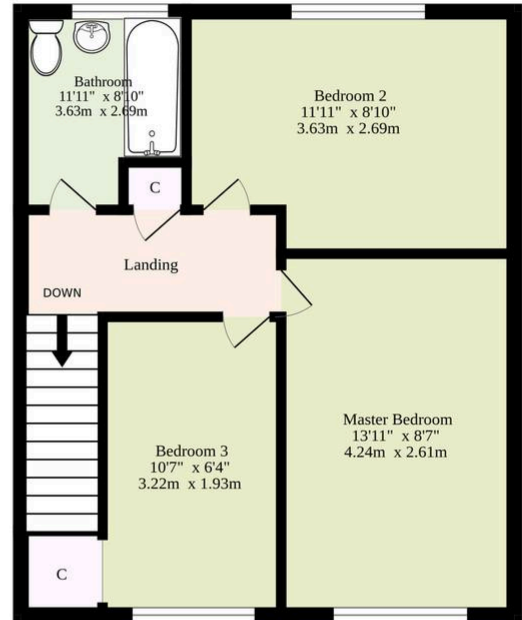
The property benefits from double glazing throughout. Solar panels enhance energy efficiency.



Ground Floor
463 sq.ft. (43.0 sq.m.) approx.



1st Floor
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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