



42 Colin McLean Road, Dereham

In Excess of £325,000

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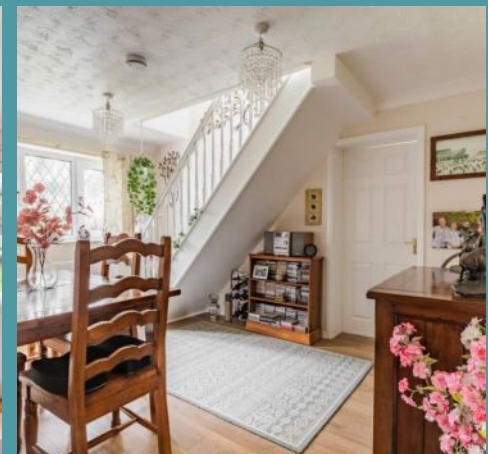
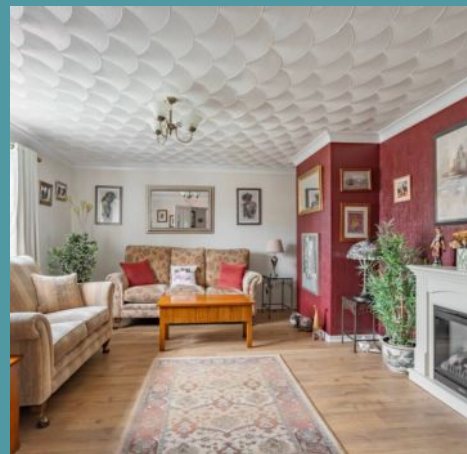
Dereham

Offering manageable living without compromising on space, this well-proportioned three-bedroom detached chalet-style bungalow sits in a well-connected yet peaceful setting. With two reception rooms, a conservatory and a well-equipped kitchen, the layout provides a mix of open and private spaces, all filled with natural light. The private rear garden, featuring a mix of lawn and terrace, backs onto mature trees, creating a secluded outdoor area. Ample off-road parking, two driveways, and a single garage complete this fantastic home, ideal for those seeking comfort and convenience in equal measure.

The Location

Conveniently situated in Dereham, this property enjoys a fantastic location within a short distance to the town centre. With supermarkets and a pub nearby, you'll find all your essential amenities within easy reach. The town centre itself offers an array of shops, pharmacies, a doctor's surgery, dentists, a cinema, a bowling alley and a leisure centre.

Indulge in the local dining scene with an abundance of pubs and restaurants to choose from. Families will appreciate the proximity to schools catering to all age groups. Enjoy easy access to the A47 for seamless commuting, while relishing the advantage of being on the outskirts of town, offering a peaceful ambience with amenities right at your doorstep.



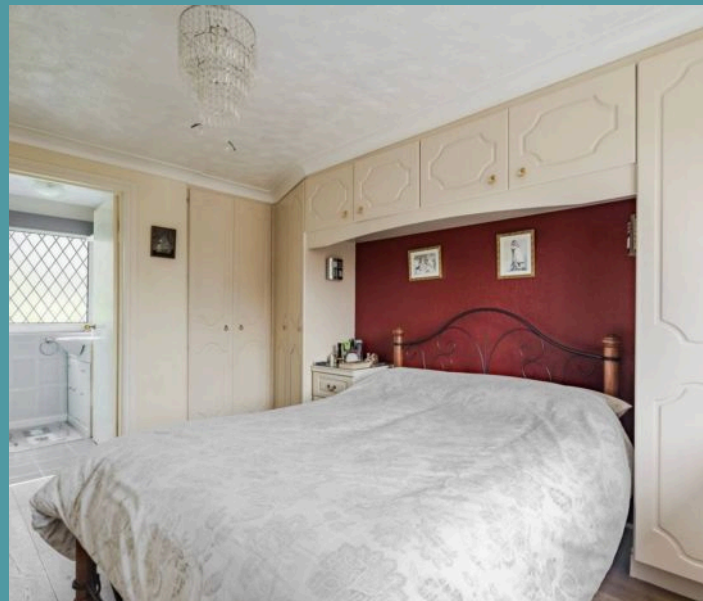
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Dereham

Colin Mclean Road

This beautifully presented three-bedroom detached chalet-style bungalow offers a fantastic balance of space and practicality, making it an ideal choice for those seeking a well-proportioned yet manageable home.

Thoughtfully designed, the property boasts two reception rooms, a conservatory and a well-equipped kitchen with integrated appliances, under-unit lighting and ample storage. The spacious lounge enjoys plenty of natural light, while the separate dining room provides a great space for entertaining. A modern shower room is conveniently located off the entrance hall.





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The ground-floor accommodation includes two comfortable double bedrooms, both featuring built-in wardrobes, with the principal bedroom benefitting from its own en-suite shower room and a wardrobe. Upstairs, a generous third bedroom with Velux windows and a walk-in loft area offers a flexible space, perfect for guests, hobbies, or a home office.

Outside, the private rear garden is a wonderful blend of lawn and terrace, creating a peaceful outdoor setting. Backing onto mature trees, it provides a sense of seclusion while still being a fantastic space for relaxing or socialising.

To the front, the property features ample off-road parking across two driveways, alongside a single garage with power and lighting. With its well-maintained interiors and excellent outdoor space, this home is a rare opportunity for those looking for a property that combines comfort and a touch of tranquility.

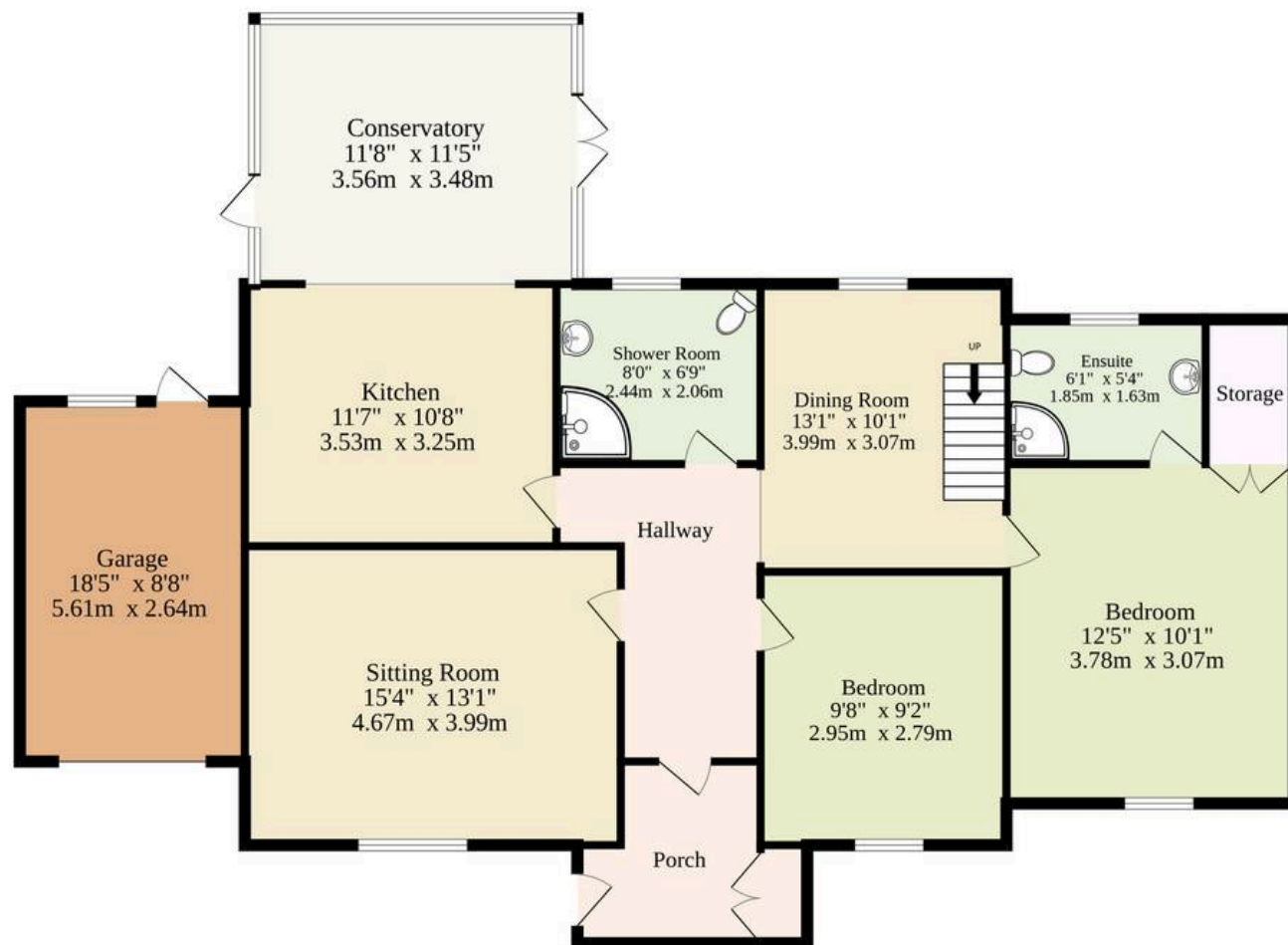
Agents Note

Sold Freehold

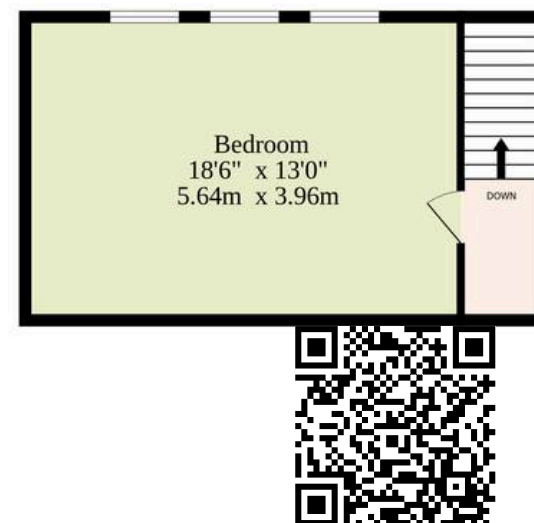
Connected to all mains services



Ground Floor
1214 sq.ft. (112.8 sq.m.) approx.



1st Floor
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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