



14 Attlee Way, Dereham

Offers in Region of £250,000

14 Attlee Way

Dereham

This delightful semi-detached house in the market town of Dereham, presents a wonderful opportunity for those seeking a new home or investment venture. Offered to the market chain-free, this property boasts a fresh and modern ambiance throughout, perfect for buyers looking to make their mark in a desirable location. It ticks all the boxes with its brand new kitchen, light-filled living areas, three bedrooms, well-maintained garden, and proximity to local amenities.

LOCATION

Dereham is a charming market town located in the heart of Norfolk. Positioned approximately 15 miles west of the city of Norwich, Dereham serves as a hub for the surrounding rural communities. Its picturesque streets are lined with historic buildings, including the 13th-century St. Nicholas' Church and the Dereham Windmill, which reflects the town's agricultural heritage. Dereham offers a blend of traditional charm and modern amenities, making it a welcoming place for both residents and visitors. The town is well-connected by road, with the A47 providing easy access to Norwich and King's Lynn, and it features a variety of shops, cafes, and local businesses, contributing to a vibrant community atmosphere. Additionally, the Mid-Norfolk Railway, a heritage railway line, runs through Dereham, offering scenic journeys through the Norfolk countryside, further enhancing the town's appeal.





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Upon entering the residence, you are greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the residence is a brand new kitchen, fitted with high-quality fixtures and fittings, including wall and base units and integrated appliances, to enhance your cooking experience. The property unfolds into a spacious living/dining room, flooded with an abundance of natural light that creates a welcoming atmosphere for relaxation and entertainment. This versatile space provides a perfect setting for hosting gatherings with family and friends or unwinding after a long day.

Ascending the staircase, the first floor reveals three bedrooms, each thoughtfully designed to offer relaxation and privacy. The principle bedroom flaunts a private en-suite, adding a luxury yet convenient touch. Completing the accommodation is a well-appointed family bathroom, ensuring ample space for all residents and guests.

Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor seating arrangements. There is a designated area for a wooden shed or summerhouse, ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the property is a driveway, providing off-road parking, alongside a garage for storage options.





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AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

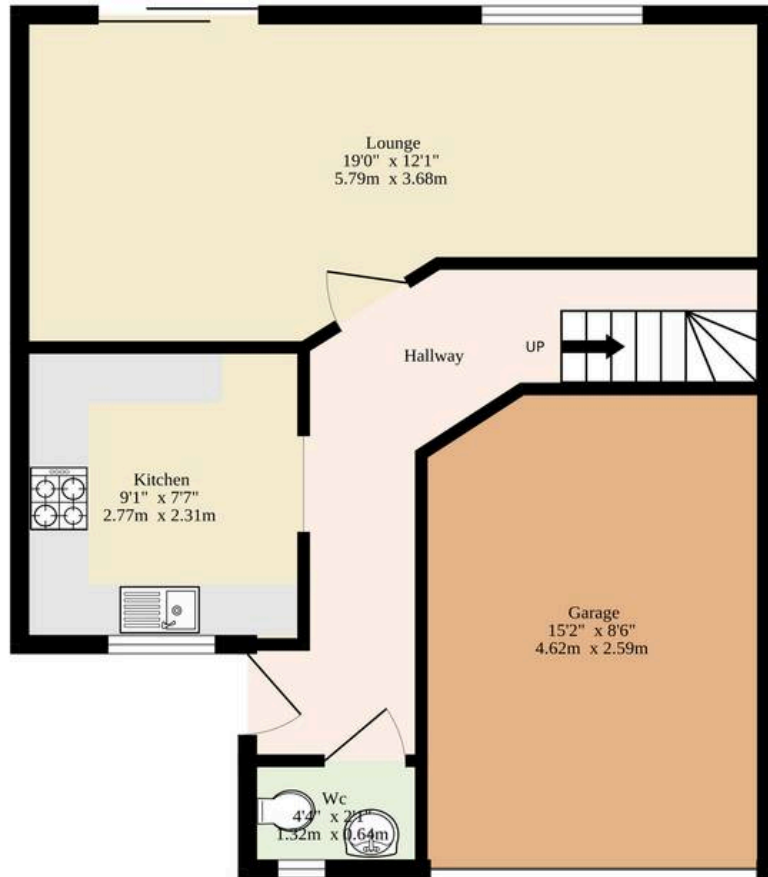
Heating system - Gas central heating.

Council Tax Band: B

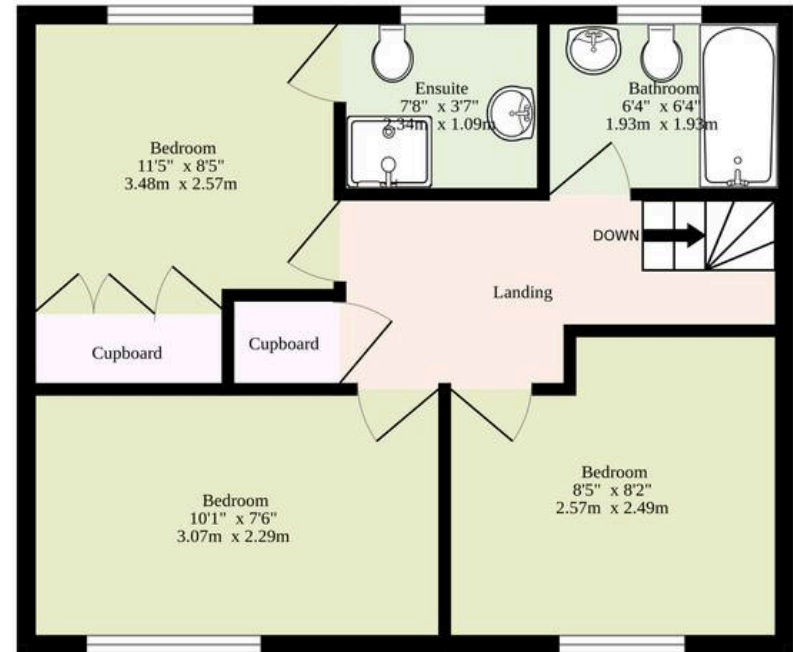
- Chain free
- Semi-detached residence in the town of Dereham
- Perfect first home or investment purchase
- Brand new kitchen with modern fixtures and fittings
- Comfortable living/dining room filled with an abundance of natural light
- Three bedrooms, one private en-suite & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking & a garage for storage options
- Short distance away from the town centre, with shops, restaurants, schools, a train station & a doctors surgery



Ground Floor
440 sq.ft. (40.9 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



Sqft Excluding Hallways, Including Garage

TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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