



7 Boton Drive, Dereham

£230,000 Freehold

NO ONWARD CHAIN This modern home welcomes you with a practical porch, leading into a cosy sitting room with stylish herringbone flooring. The kitchen, also featuring herringbone, offers generous storage and space for appliances, with a dedicated dining area and easy access to the rear garden. Upstairs, there are three spacious double bedrooms and a sleek, contemporary bathroom with a P-shaped bath and rainfall shower. The private rear garden features a decked area for dining, a well-maintained lawn, and convenient parking with an en-bloc garage.

Council Tax band: B

Tenure: Freehold

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The Location

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities



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Boton Drive

This contemporary home offers a welcoming entrance through a separate porch, providing a practical space for shoes and coats before stepping into the sitting room. The spacious lounge, featuring herringbone-style flooring, radiates warmth, enhanced by the current décor.

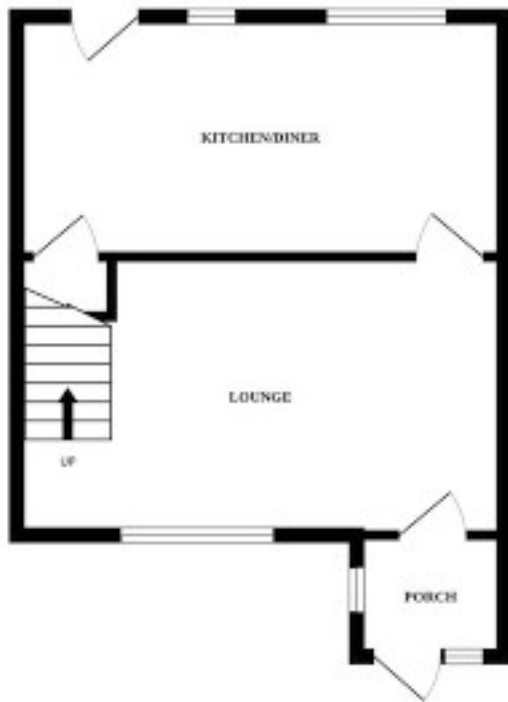
This inviting living area is perfect for both relaxing and entertaining. The stylish kitchen continues the herringbone flooring, offering ample storage and workspace with a range of base and wall units. It also features space for essential appliances and a dedicated dining area. A single door leads directly to the rear garden, ideal for dining.

On the upper floor, the home boasts three generously sized double bedrooms, each providing ample space for furniture and personal touches. The sleek, modern bathroom completes the upper level, featuring a panelled P-shape bath with an overhead rainfall shower, perfect for unwinding in style. The principal bedroom offers peaceful views over the rear garden, while bedroom two overlooks the private frontage. Bedroom three provides a versatile space that could be used as a nursery, office, or snug.

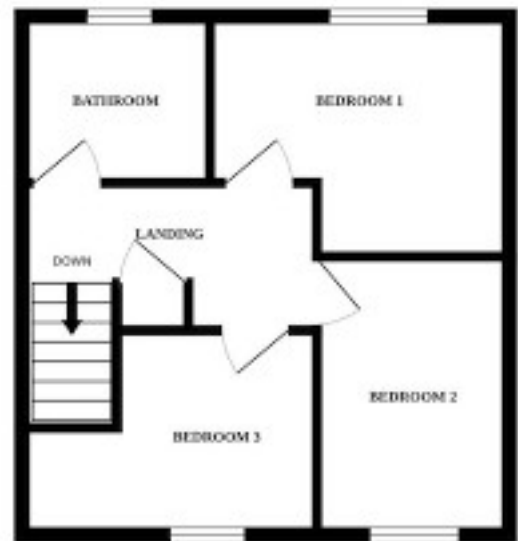
To the rear, the South-facing garden offers both functionality and privacy. A decked area provides the ideal spot for outdoor dining and relaxation, leading onto a well-maintained lawn with a gate allowing easy access and enclosure of the space. The property also includes on-road parking and an en-bloc garage, ensuring convenience. Well-maintained



GROUND FLOOR



1ST FLOOR



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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