



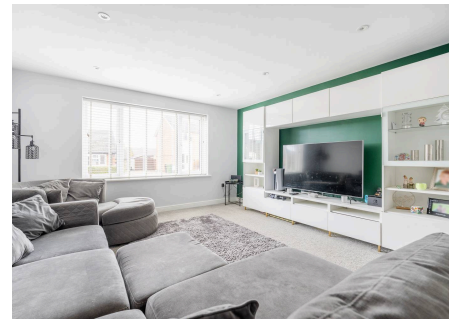
6a Aldiss Avenue, Dereham - NR19 1PE

£335,000 Freehold

Situated in a highly sought-after location, this newly built, modern three-bedroom end-of-terrace house offers a spacious and well-presented interior, making it the perfect family home. With three generous double bedrooms, including a master bedroom with an en-suite and walk-in wardrobe, this property provides plenty of room for comfortable living. The stunning, high-spec kitchen, south-facing garden with a lowered decked area, and off-road parking for up to three vehicles further enhance the appeal of this home. Centrally located, the property offers easy access to local amenities, including shops, restaurants, and excellent transport links, making it an ideal place to call home.

Location

Aldiss Avenue is situated in the heart of Dereham, offering a convenient and central location with easy access to local amenities, schools, and transport links. The town centre is just a short distance away, providing a variety of shops, restaurants, and leisure facilities. With excellent transport connections, including bus and train services, it is well-connected for commuters and offers a peaceful yet accessible setting. The surrounding area offers a pleasant residential atmosphere with a mix of green spaces and well-established homes, making it an ideal location for families and professionals alike.

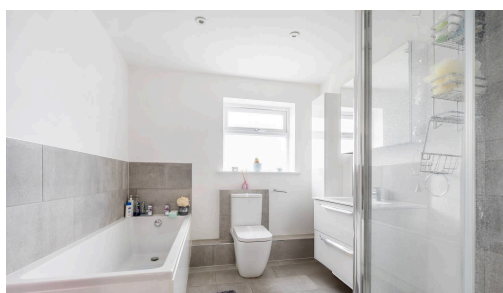


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



Aldiss Avenue, Dereham

As you enter through the hallway, you are greeted with a conveniently located WC for added convenience. The lounge is bright and spacious, featuring a cosy log burner, creating a warm and inviting relaxing atmosphere.

Moving through to the expansive Kitchen/diner/lounge area, you will find a stunning, high-spec kitchen with integrated appliances, white modern and stylish fitted cupboards, and ample counter space, along with an island providing extra storage and functionality. The integrated appliances, water softener, and sleek finishes add to the contemporary feel of the space.

With a dedicated lounge area and space for dining, this room is designed for both practicality and elegance. The bi-fold doors open out to the bright outdoor area, seamlessly blending the indoor and outdoor living spaces.

Upstairs to the first floor, you will discover three generously sized double bedrooms. The master bedroom boasts a walk-in dressing room and a luxurious three-piece en-suite shower room, elegantly tiled for a sophisticated touch.

This floor is completed with a modern four-piece family bathroom, featuring a bath and a separate shower for added convenience.

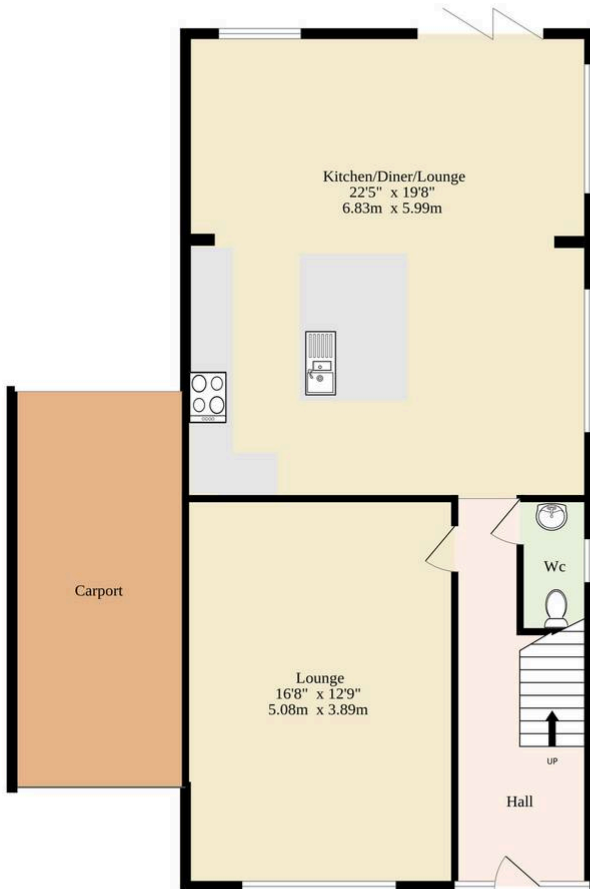
Throughout the property, double glazing ensures a comfortable and energy-efficient living environment.

Outside, the property also features a south-facing enclosed garden with a lowered decked area, providing a private outdoor space ideal for entertaining guests or relaxing in the sun.

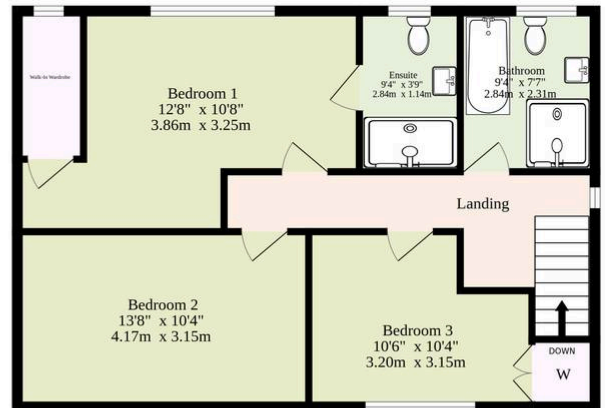
For parking, the property offers off-road parking for up to three vehicles, provided by the driveway and carport, as well as additional on-street parking options.



Ground Floor
737 sq.ft. (68.5 sq.m.) approx.



1st Floor
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1765sq.ft. (164.0 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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