

67 Sandy Lane, Dereham - NR19 2EE

£209,980 Freehold

Welcome to this beautifully presented two-bedroom semi-detached house, perfect for first-time buyers seeking a modern and welcoming home. The property includes a bright and spacious living room with an open fireplace, a newly renovated kitchen with white fitted cupboards and granite-effect countertops, and a versatile conservatory that can serve as additional living space or a home gym. Upstairs, you'll find two generously sized double bedrooms, a newly renovated modern family bathroom, and ample storage throughout. With solar panels with part ownership, a private enclosed rear garden, off-road parking, and a prime location close to Dereham town centre and excellent road links to Norwich, this home offers both comfort and convenience.

Location

Sandy Lane is set in a peaceful part of Dereham with convenient access to local amenities. The area offers nearby schools, shops, parks, and leisure facilities, all within easy reach. Dereham town centre is just a short distance away, providing supermarkets, cafés, and independent shops. For those needing to commute, the A47 is close by, giving direct routes to Norwich and surrounding areas. This location suits those looking for a quieter setting without being far from day-to-day essentials. Countryside walks and open green spaces are also nearby, offering plenty of opportunity to enjoy the outdoors.

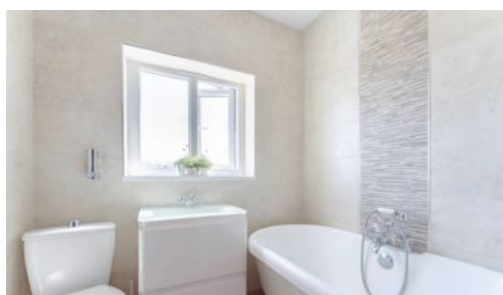


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- A



Sandy Lane, Dereham

Upon entering through the bright and spacious living room, you are greeted by a large windows that floods the room with natural light, enhancing the vibrant atmosphere. The room features a striking open fireplace, adding a touch of character to the space.

Moving through to the newly renovated kitchen, you'll find a contemporary space with white fitted cupboards and granite-effect countertops. The kitchen is well-equipped with an additional storage cupboard, a television point, and flows into the dining area. The dining area benefits from French doors that open into a large and bright conservatory, offering additional living space and a lovely view of the rear garden.

The conservatory is a versatile space that can also be used as a home gym or for whatever suits your needs, with another set of French doors leading outside.

Upstairs, the landing reveals an airing cupboard, ensuring practical storage solutions. The property comprises two generously sized double bedrooms, with the master bedroom benefiting from a built-in cupboard for added convenience.

The newly renovated family bathroom exudes modernity, featuring stylish fixtures, full tiling, and a bath with a shower attachment for luxurious bathing experiences.

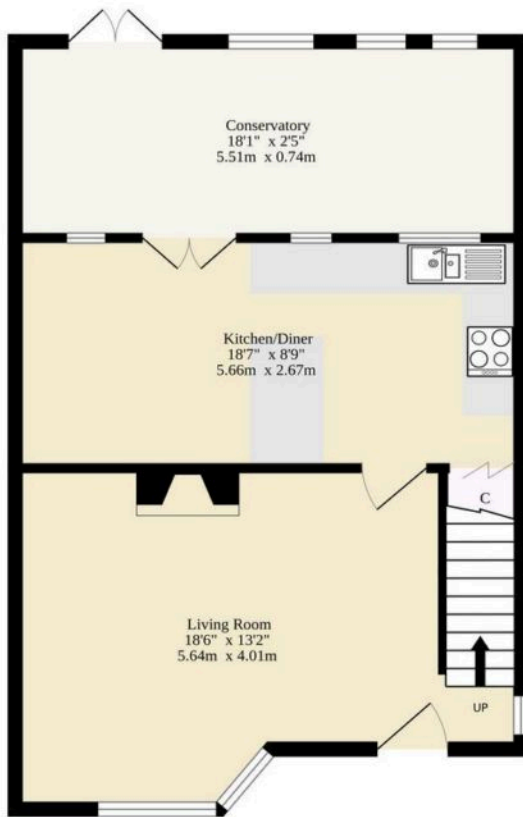
Additionally, the property benefits from double glazing throughout, ensuring energy efficiency and noise reduction. The solar panels are installed with part ownership in place, offering the option to purchase outright.

Stepping outside, a private enclosed rear garden welcomes you with a paved seating area, perfect for relaxing or entertaining guests. A storage shed offers ample space for garden tools or equipment, while a gate provides easy access to the front of the property.

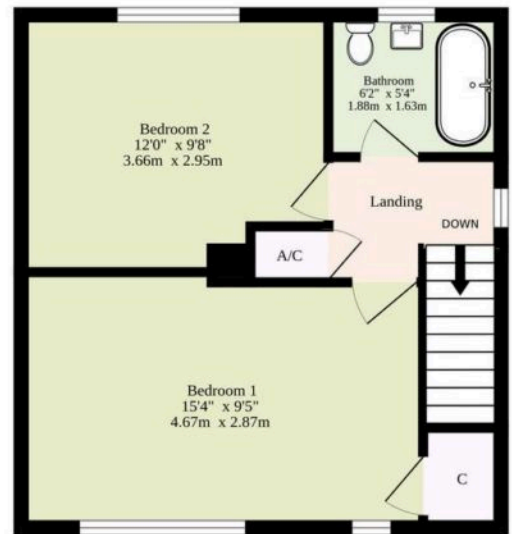
Off-road parking is conveniently provided by the driveway, ensuring hassle-free parking arrangements for residents and visitors alike.



Ground Floor
548 sq.ft. (50.9 sq.m.) approx.



1st Floor
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.
Made with Metropix ©2025