

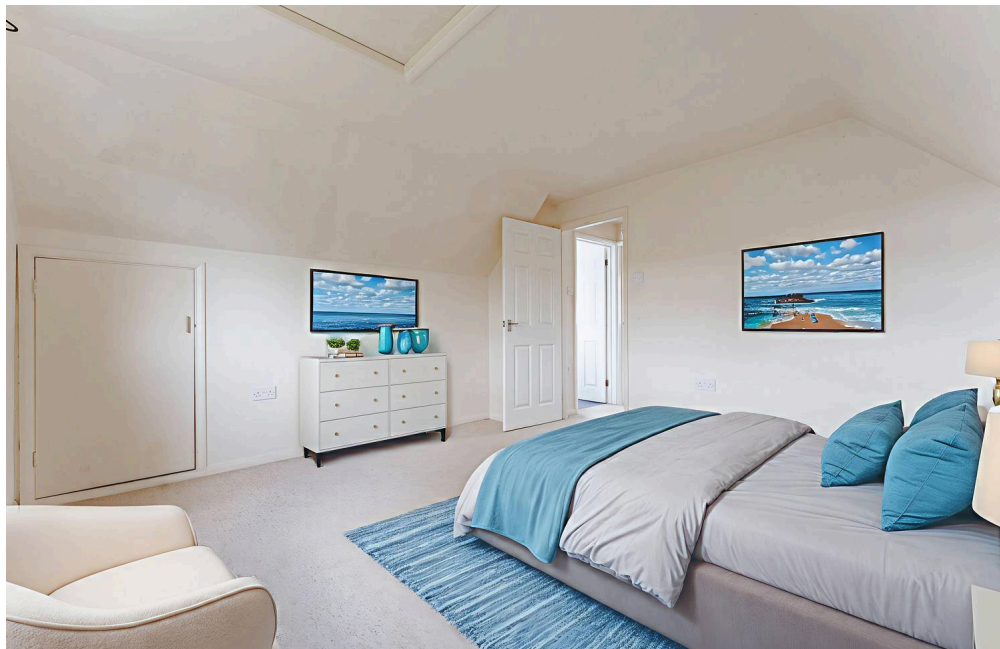
10 Wollaston Avenue, Dereham - NR19 2HD

£260,000- £280,000 Freehold

Occupying a well-positioned plot in a sought-after residential area, this spacious three-bedroom detached chalet bungalow is well-suited to a range of lifestyles. Inside, the layout includes a generous lounge/diner filled with natural light, a neatly presented kitchen with garden access, and a versatile ground-floor bedroom that could also serve as a snug or home office. Upstairs offers two well-proportioned bedrooms and a family bathroom, while a downstairs WC adds further convenience. Outside, the home benefits from a private enclosed rear garden with mature planting, a front garden with established greenery, a driveway, and a garage with garden access. The location places you within easy reach of Dereham Leisure Centre, the local cinema, green spaces, well-regarded schools, and regular bus routes into the town centre and surrounding areas.

Location

Wollaston Avenue is situated in a sought-after residential area of Dereham, offering convenient access to the town's amenities while maintaining a peaceful setting. The property is within easy reach of supermarkets, cafes, independent shops, and well-regarded local schools. Nearby green spaces and leisure facilities provide options for outdoor activities and family outings, while regular bus services and excellent road links via the A47 make commuting to Norwich and other surrounding areas straightforward. The area is popular with families and professionals alike, with a strong sense of community and a range of recreational options including the nearby Dereham Leisure Centre and cinema.



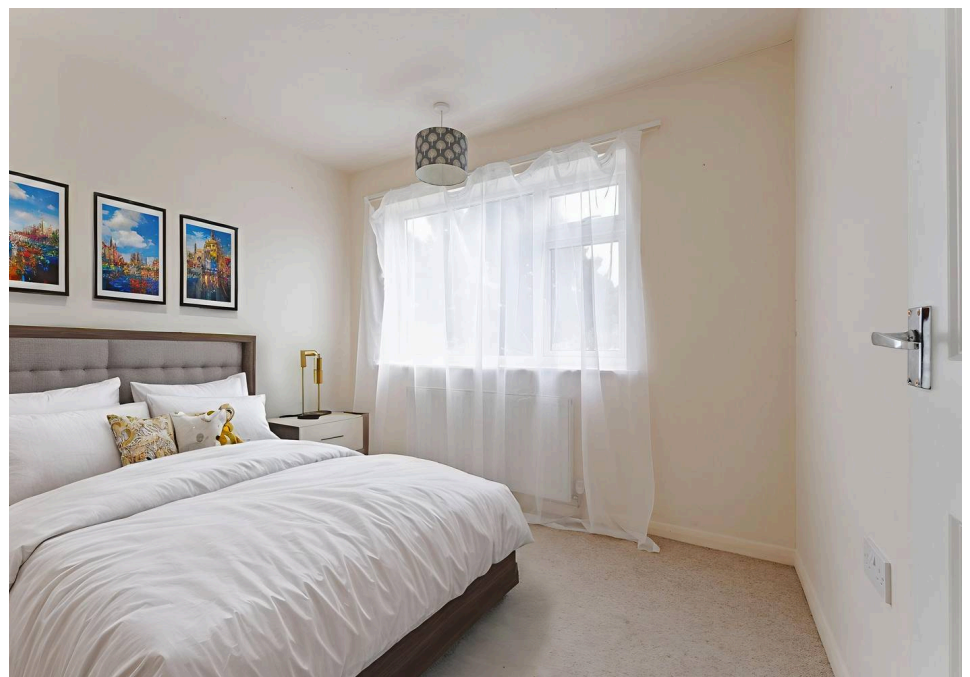
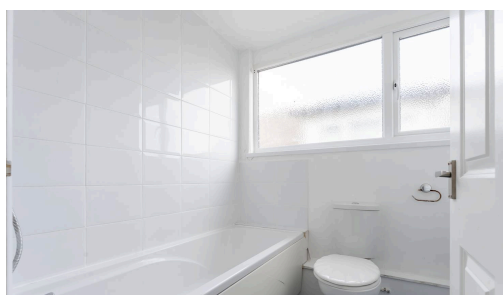
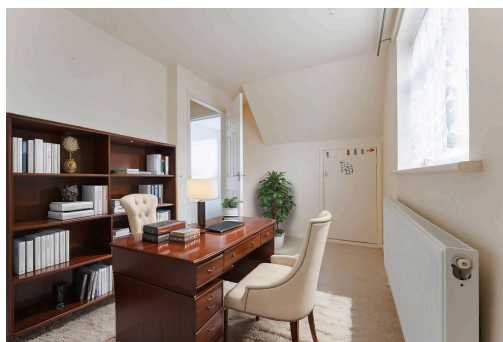
Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C

Some images have been digitally staged using AI and are for illustrative purposes only.



Wollaston Avenue, Dereham

Step into the entrance hall of this spacious chalet bungalow, where you're immediately met with a practical and conveniently placed downstairs WC, ideal for guests or everyday use.

From here, head into the kitchen, a bright and functional space fitted with crisp white units, generous worktop surfaces, and a smart tiled backsplash. The tiled flooring adds durability, while an electric oven and hob are already in place for ease of cooking. A useful storage cupboard adds to the practicality, and a rear door offers direct access to the outside.

The layout flows into a generous lounge/diner, a welcoming space filled with natural light. There's ample room to comfortably zone the space for both dining and relaxing, and the soft carpeted flooring adds warmth underfoot. Also on this level is a flexible ground-floor bedroom. Whether used as a guest room, home office, or cosy snug, it offers useful versatility to suit a range of living arrangements.

Upstairs, you'll find two further well-proportioned bedrooms. One is a comfortable double, and both benefit from built-in storage, carpet flooring, and good natural light. The smaller room offers the potential as a home office or creative space. Completing this floor is the family bathroom, fitted with a bathtub and tiled surround, ideal for everyday routines.

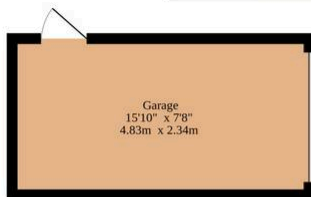
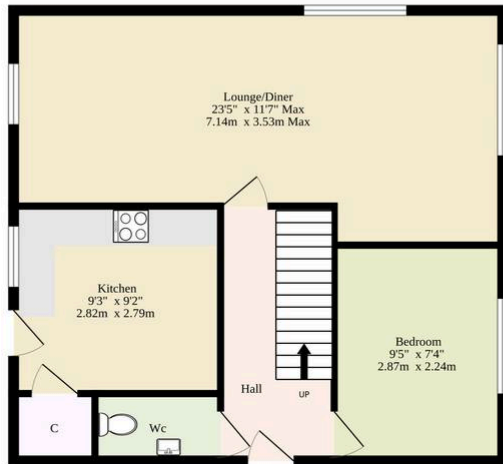
Double glazing is fitted throughout the home, helping to ensure comfort all year round.

Outside, the rear garden is private and enclosed, with mature plants providing structure and greenery. There is a rear gate offering access to the front, where a second garden area features established shrubs and a tree, giving the home extra kerb appeal.

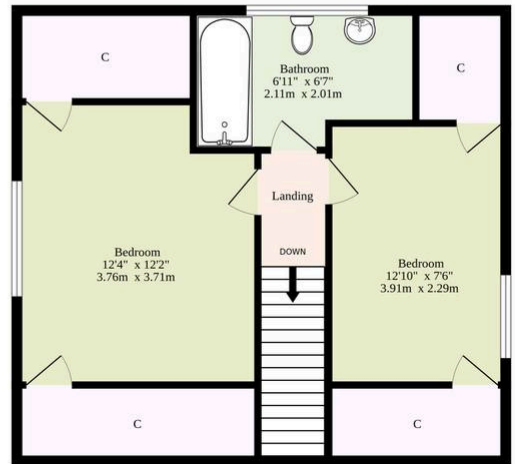
A driveway provides off-road parking and leads to the garage, which also has direct access into the garden, an ideal setup for practical living.



Ground Floor
652 sq.ft. (60.6 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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