



18 Metamec Drive, Dereham

Dereham



Minors & Brady

18 Metamec Drive

Dereham, Dereham

Offered with no onward chain, this turnkey mid-terrace home is available on a 50% shared ownership basis with the option to staircase to full 100% ownership, making it a great opportunity for first-time buyers. The property offers bright and airy accommodation throughout, including a well-proportioned lounge with a fireplace, a spacious kitchen and dining area with access to the rear garden, and three bedrooms arranged over the first floor. The home also benefits from solar panels, which assist with hot water. Outside, there is an enclosed low-maintenance rear garden with patio and shingled areas, along with 2 allocated residents' parking spaces located to the rear. The property is set within a desirable residential location close to Dereham town centre, where a wide range of everyday amenities can be found, including supermarkets, independent shops, cafés, healthcare services and well-regarded schools.

Location

Metamec Drive is positioned within a well-established residential area on the edge of Dereham, a popular market town in mid Norfolk known for its strong community feel and convenient range of everyday amenities. The town centre is easily accessible and provides a selection of supermarkets, independent shops, cafés, healthcare facilities, and well-regarded schools, making it practical for families and professionals alike. Dereham also offers leisure facilities including a golf club, parks, and scenic countryside walks, while regular bus services connect the town to Norwich and surrounding villages. Norwich city centre is approximately 16 miles away, providing a wider choice of shopping, dining, and cultural attractions, along with rail links to Cambridge and London.



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Entering the property, a welcoming entrance hall provides space for coats and everyday storage, with stairs rising to the first floor. The hall also gives access to a convenient ground floor WC, fitted with a pedestal wash basin and WC, with a window allowing natural light into the space.

From the hall, a door leads into the lounge, a comfortable reception room centred around a feature fireplace with wooden surround and tiled inset. A window to the front elevation allows natural light to fill the room, while the layout offers ample space for seating and living room furniture.

To the rear of the property, the kitchen and dining area provides a practical and sociable space for everyday living. Fitted units run along two sides, complemented by work surfaces and tiled splashbacks. A freestanding cooker sits beneath a stainless steel extractor hood, with a stainless steel sink positioned below the window overlooking the rear garden. There is space for appliances, while the dining area sits comfortably within the room and benefits from a door providing direct access outside.

Upstairs, the first floor landing includes built in storage and leads to three bedrooms. The principal bedroom is positioned to the rear, offering a comfortable double room with a window overlooking the garden. A second bedroom sits to the front of the property and also provides a good sized double room with space for bedroom furniture. The third bedroom offers a versatile space suitable as a bedroom, home office or study.



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The bedrooms are served by a family bathroom fitted with a bath and shower screen with shower over, a wash basin and WC, complemented by tiled walls and a window providing natural light. Outside, the rear garden is enclosed and arranged for low maintenance, with a combination of patio and shingled areas creating space for seating and outdoor use. A pathway runs through the garden, and a timber shed provides useful external storage. Gated access leads out to the rear.

Beyond the garden, residents benefit from access to a shared parking area providing off road parking.

The property sits within a modern residential development, with a brick frontage and a covered entrance canopy leading to the front door.

Additionally, the property benefits from double glazing throughout and solar panels which assist with hot water.

Agents notes

Sold leasehold, connected to main services: water, electricity, gas and drainage.

Sold on a shared ownership basis with a 50% share available, with the option to staircase to full ownership.

Gas Central Heating

Council Tax Band- TBC

Years remaining on the lease to be confirmed

Maintenance fee: £32.17 per calendar month

Ground rent: £310.60 per annum

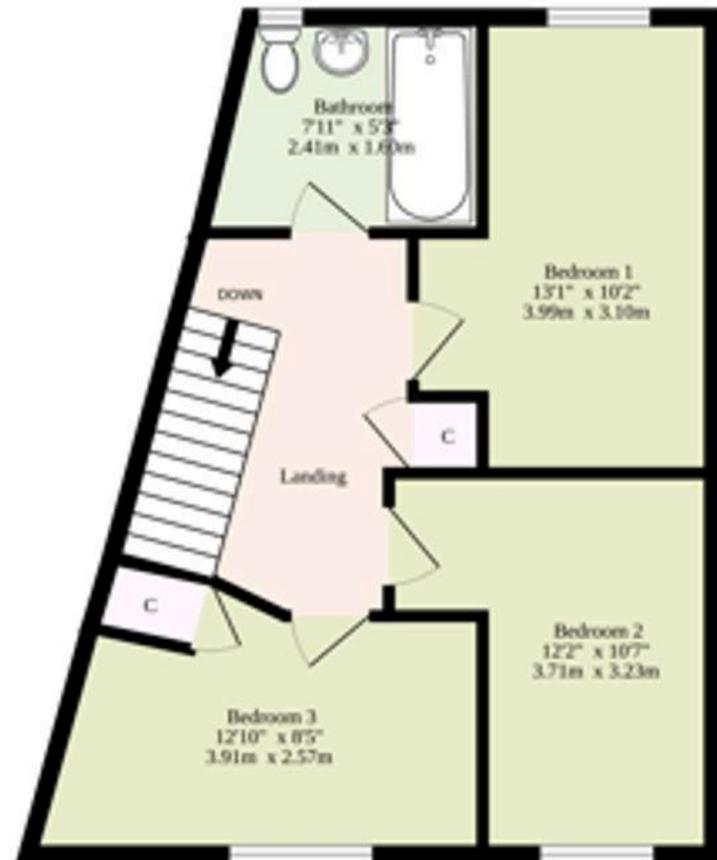
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Ground Floor
501 sq.ft. (46.5 sq.m.) approx.



1st Floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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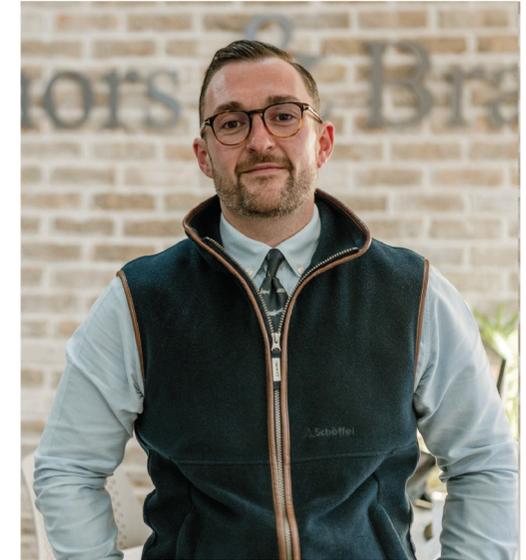
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Your home, our market

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