



Waterside, Wensum Drive, North Elmham, Dereham

North Elmham, Dereham



Minors & Brady

## Waterside, Wensum Drive

North Elmham, Dereham

Situated in a quiet and well-established residential setting, this detached bungalow offers generous single-storey accommodation with excellent potential for buyers looking to create a home tailored to their own style.

The property enjoys a pleasant position with attractive gardens to both the front and rear, along with a driveway and garage providing practical off-road parking. Well-maintained yet offering scope for updating, this is an ideal opportunity for those seeking a comfortable home with the flexibility to modernise over time. The layout is practical and easy to navigate, making it particularly appealing to downsizers, retirees or buyers looking for single-storey living within a peaceful location.



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North Elmham, Dereham

- Detached bungalow positioned in a quiet and established residential setting
- Excellent potential to modernise and personalise throughout
- Spacious living room with feature fireplace and sliding doors to the rear garden
- Fitted kitchen with ample storage and work surface space
- Two double bedrooms with well proportioned layouts
- Generous and well maintained rear garden with lawn, patio and mature planting
- Attractive front garden with established shrubs and planting
- Garage and driveway providing off road parking

Council Tax band: B

Tenure: Freehold



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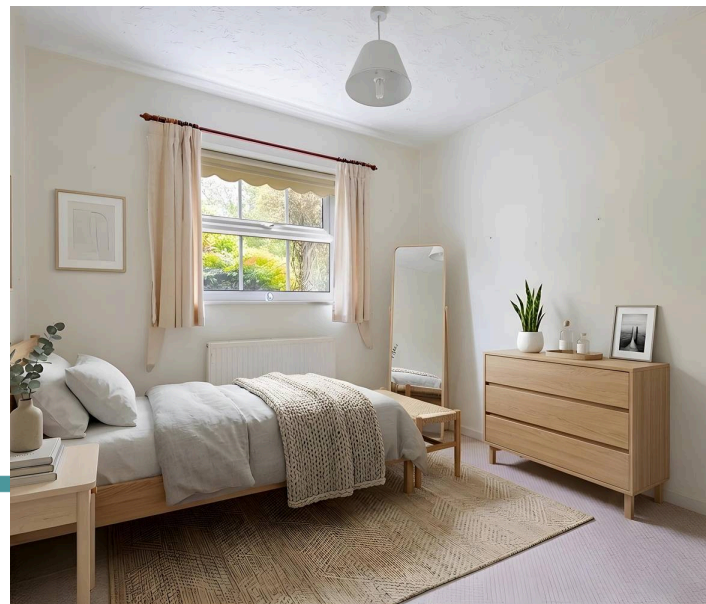
## Location

Situated along Wensum Drive, the Waterside development enjoys a pleasant setting close to the River Wensum, offering a peaceful outlook with access to nearby green spaces and walking routes. The property is located within easy reach of Dereham town centre, where a range of supermarkets, shops, cafés, and essential services can be found, along with schooling options and leisure facilities.

The area is well connected via road links, with the A47 providing straightforward access to Norwich and King's Lynn, making it convenient for both commuting and travel further afield. With riverside surroundings and everyday amenities close by, this location offers a practical and well-positioned place to live.

## Wensum Drive

You enter the property via a porch which opens directly into the kitchen, creating a practical and functional entry point. The kitchen offers a good amount of storage and work surface space, with scope for reconfiguration or updating if desired, whilst still being perfectly usable in its current form. From the kitchen, the accommodation flows through into the central hallway which connects the remainder of the home.



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# Waterside, Wensum Drive

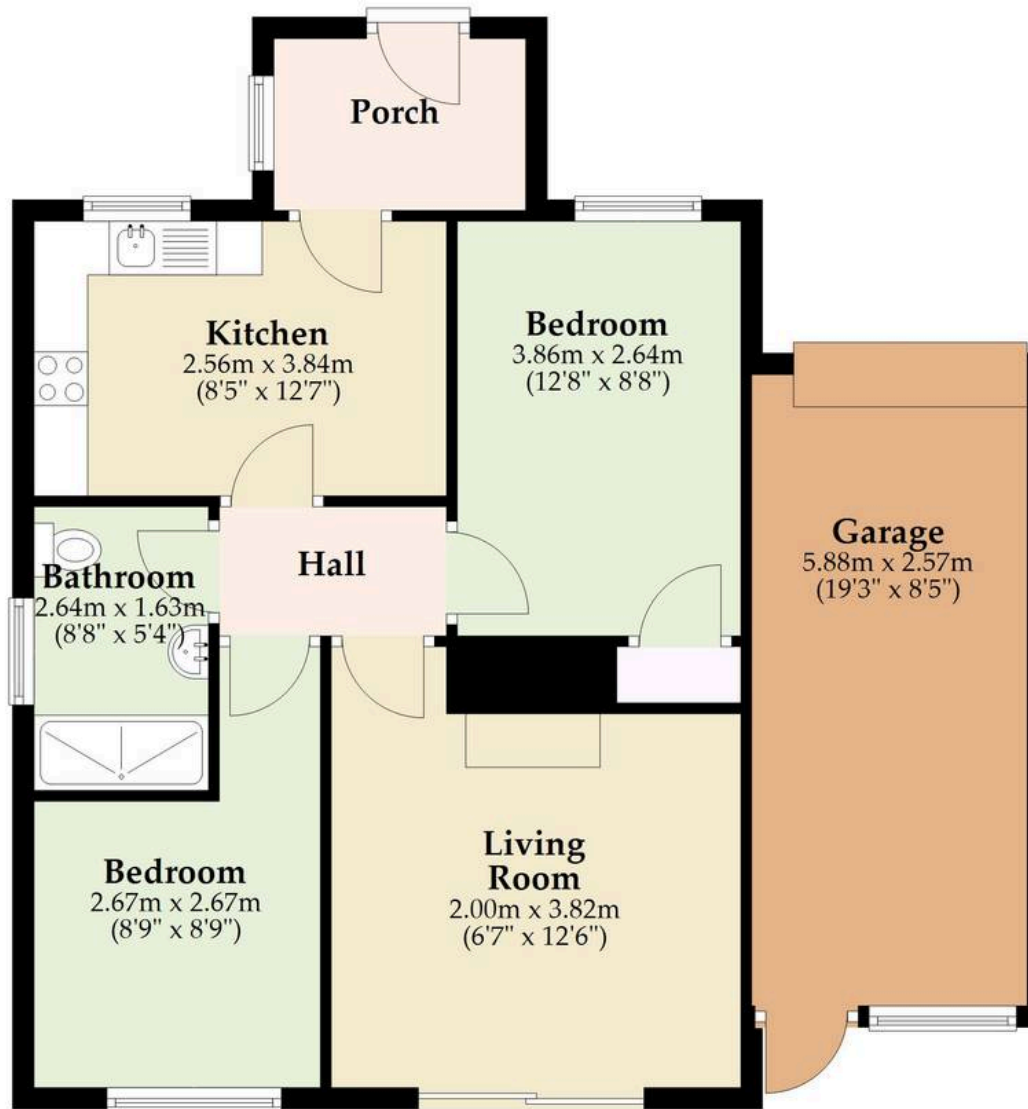
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Positioned to the rear, the living room is a bright and spacious reception area featuring a fireplace and sliding doors opening directly onto the rear garden, allowing for plenty of natural light and a pleasant outlook across the outdoor space. The room offers ample space for a range of furniture layouts and provides an excellent main living area. The bungalow offers two bedrooms, both of good size and offering flexibility depending on requirements, whether for sleeping accommodation, a home office or additional reception space. The larger bedroom overlooks the rear garden, whilst the second bedroom enjoys a front aspect. The accommodation is completed by a family bathroom fitted with a three piece suite. Externally, the property benefits from a generous rear garden, predominantly laid to lawn with patio areas, mature shrubs and established planting, creating a private and usable outdoor space with plenty of potential for further landscaping if desired. The garden enjoys a pleasant open feel and offers plenty of room for seating, entertaining or gardening enthusiasts. To the front, there is an attractive garden alongside a driveway leading to the garage, providing convenient off road parking and additional storage.



## Ground Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

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.

Plan produced using PlanUp.

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