



22 Warren Place, Dereham

Minors & Brady



22 Warren Place

Dereham

Modern, spacious and ready to move straight into, this impressive ground floor maisonette combines stylish interiors with private outdoor space. Offering two well-proportioned bedrooms, a generous sitting room and a contemporary kitchen fitted with navy units, tiled splashbacks and marble-effect flooring, the property is perfectly suited to a range of buyers. The modern four-piece bathroom adds further appeal, while useful storage enhances practicality. Outside, private gardens to both the front and rear provide excellent space to enjoy, complemented by off-road parking.

- Ground floor maisonette with private entrance
- Two well-proportioned bedrooms
- Spacious sitting room with soft carpeting underfoot
- Modern navy kitchen with tiled splashbacks
- Stylish marble-effect kitchen flooring
- Contemporary four-piece bathroom suite
- Useful internal storage cupboard
- Private front and rear gardens
- Off-road parking for added convenience
- Within walking distance of Dereham town centre and local amenities



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Occupying a desirable ground floor position, this well-presented two-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers or investors seeking generous accommodation both inside and out.

Benefiting from private front and rear gardens alongside off-road parking, the property combines practicality with comfortable modern living.

The accommodation is centred around a welcoming sitting room, enhanced by soft carpeting and ample space for both relaxation and entertaining. The contemporary kitchen has been stylishly updated with attractive navy cabinetry, tiled splashbacks and marble-effect flooring, creating a modern yet functional space with room for appliances.

Both bedrooms are well-proportioned, with the principal bedroom offering particularly generous dimensions.

A modern four-piece family bathroom serves the property, comprising a bath, separate shower enclosure, wash basin and WC, finished in a clean and contemporary style. Additional storage is provided via an internal cupboard accessed from the hallway.



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Externally, the property continues to impress with private gardens to both the front and rear, offering space for outdoor seating, gardening or simply enjoying the surroundings.

Off-road parking adds further convenience, while a range of shops, services and everyday amenities can be found within walking distance.

Agent's Note

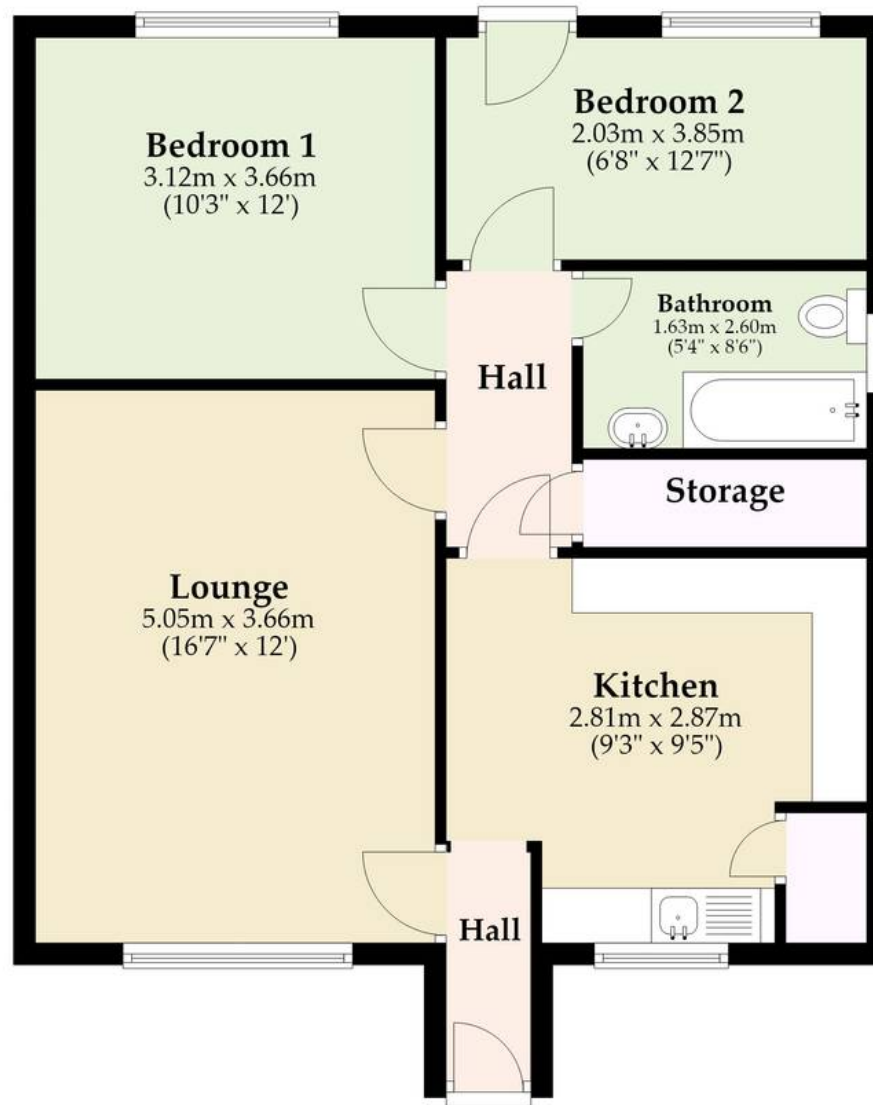
This property will be sold leasehold.



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Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

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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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