



Stalland Lane | Deopham | NR18 9DL  
Offers Over £550,000

twgaze



# Stalland Lane | Deopham | NR18 9DL

Extended & Modernized by current sellers. Sociable open plan layout and flow to the accommodation. Immaculately presented throughout. Mature gardens. Living room with wood burning stove. Corner plot position which allows for ample driveway space. Non-estate position. Approximately 3 miles to A11.

- Guide Price £575,000 - £595,000
- Modernized and extended by current sellers
- Sociable open plan living accommodation
- Neutrally decorated and immaculately presented
- Mature landscaped gardens with patio and covered pavillion
- Non-estate corner plot position
- Access to A11 within 3 miles

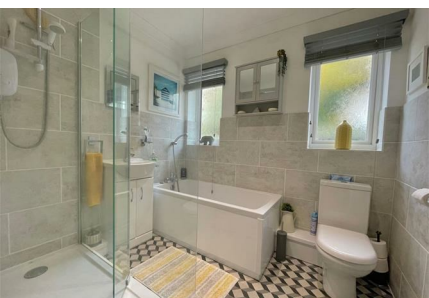
## Full Description

### Location

The bungalow is set in a non-estate location within Deopham, a small yet popular village, located close to neighbouring Wicklewood and Hingham. Just 4 miles west is the bustling and vibrant market town of Wymondham, a town that is know for its excellent schooling facilities, good range of shopping facilities, cafe's, restaurants and transport links, which lead into







the City of Norwich, which is 8 miles North and further afield, to the likes of Cambridge and London. Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts. Norwich boasts very good shopping and nightlife as you may expect. In terms of transport, there are numerous train and bus services, road links and an International airport flying to various European destinations.

### The property

The Conifers has been extensively refurbished and extended by the current sellers, with the accommodation now having a comfortable feel, enhanced by the open plan layout in the main reception areas, the social hub within this home. As can be seen from the floorplan, the bungalow has 3 main bedrooms, with additional study/office, along with a bathroom with separate shower cubicle and a supporting en-suite off one of the guest bedrooms.

### Outside

Set on a corner plot which has well stocked raised borders and hedging which edges the boundary. Ample driveway space to front and side. Single timber garage/store along with car port to the far side of the







bungalow. The rear benefits from a good degree of privacy - with landscaped gardens and patio, covered pavillion which is ideal for entertaining family and friends, working garden area with wood store and shed as well as an expanse of lawn.

### Services

Mains water, drainage and electricity are connected. Oil fired central heating.

### Viewing

Strictly by appointment with TW Gaze

How to get there:

What3words: hobby.tucked.bill

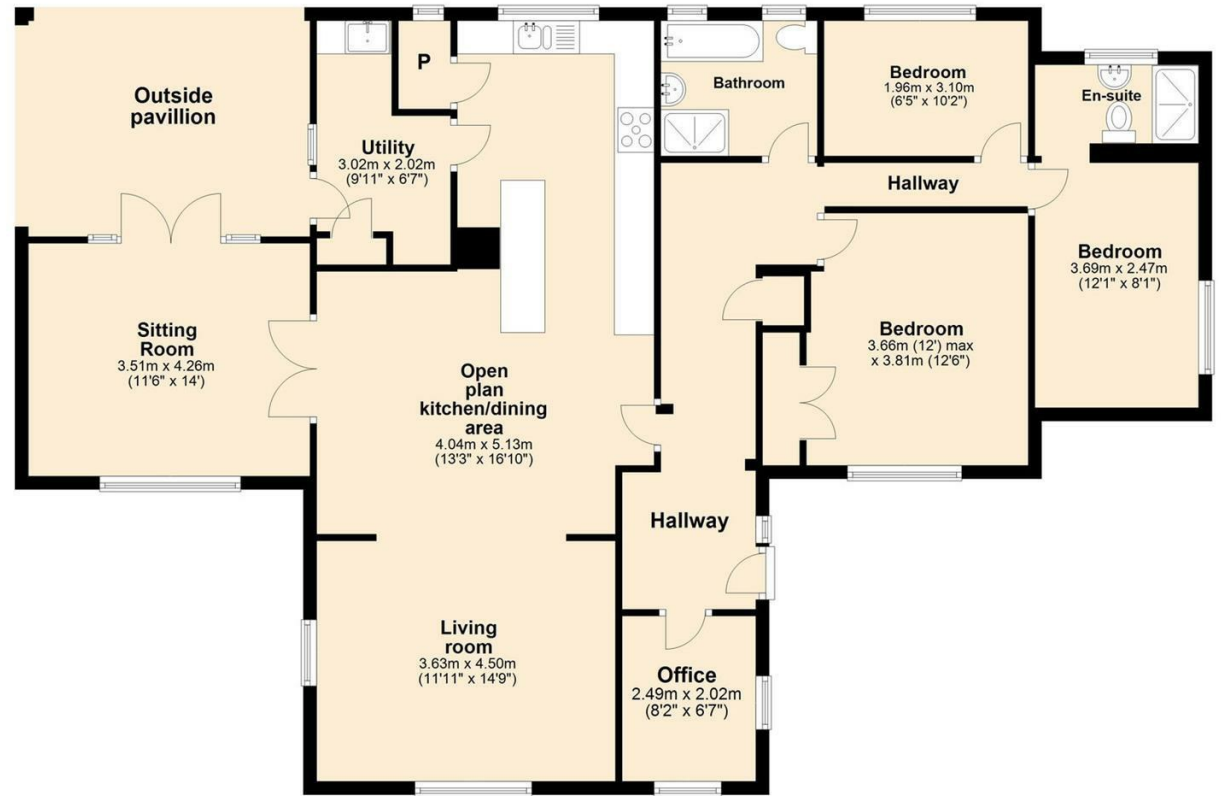
Freehold

Council Tax: D

Ref: 2/19388/RM







#### Ground Floor

Approx. 146.5 sq. metres (1577.3 sq. feet)

Total area: approx. 146.5 sq. metres (1577.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk