



Mill Road, Foxley - NR20 4QT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mill Road

Foxley, Dereham

NO CHAIN! Enjoy a tranquil lifestyle with this charming DETACHED BUNGALOW set in a SEMI-RURAL LOCATION occupying a generous 0.25 ACRE PLOT. Offering scope to MODERNISE and UPDATE or EXTEND (stp). Stepping inside, the property offers a HALLWAY ENTRANCE with THREE BEDROOMS to the right serviced by a W.C and FAMILY BATHROOM. Whilst the fully fitted KITCHEN can be found centrally, to the left from the hallway, the 18' SITTING ROOM offers a dual aspect with a French door to the 23' CONSERVATORY. Externally offering a generous frontage with ample DRIVEWAY PARKING with a DETACHED GARAGE, while the PRIVATE and ENCLOSED, SOUTH-FACING GARDEN is perfect for enjoying the sunshine in peace.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Detached Bungalow
- Generous 0.25 Acre Plot (stms)
- Semi-Rural Setting
- 18' Sitting Room & 23' Conservatory
- Three Bedrooms
- Private & South Facing Garden
- Driveway Parking & Detached Garage

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

SETTING THE SCENE

Set far back from the road, the property can be found behind a gate with conifers shrubs offering a private frontage. The frontage itself is predominantly laid to shingle for low maintenance with further shrubs. The driveway offers parking for multiple vehicles with the detached garage at the foot of the drive.



THE GRAND TOUR

Stepping inside, a double glazed enclosed porch offers space for coats and shoes leading to the hallway with doors opening to all the accommodation, two useful storage cupboards can be found to the right. Immediately to the left, the 18' sitting room enjoys a dual aspect providing plenty of natural light, with carpeted flooring and a feature fireplace located centrally providing a focal point. A French door at the end of the room opens to the conservatory, enjoying a rear facing aspect to the private garden and making a perfect extended reception space with two separate French doors to the garden and access to the kitchen. The fully fitted kitchen offers a range of wall and floor base storage cupboards arranged in a U-shape and a walk-in pantry providing plentiful storage. The space is centred around a freestanding range style cooker with an extractor above, an integral dishwasher can also be found with further space for white goods. Back to the hallway and to the right, a useful W.C is positioned centrally with doors opening to three bedrooms. The main bedroom offers a dual aspect with a view out to the garden, plentiful space for a large bed can be found and further storage solutions. Completing the accommodation, the family bathroom offers a three piece suite including a glass enclosed shower cubicle and separate bath with shower.

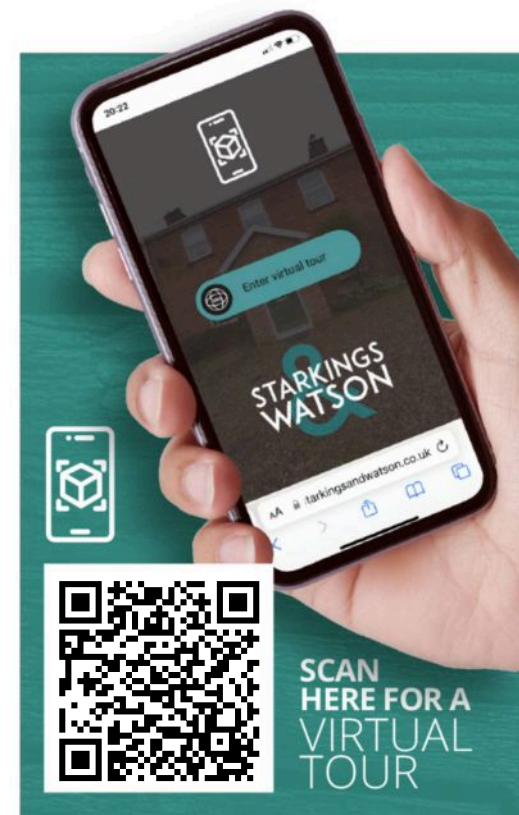
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Postcode : NR20 4QT

What3Words : ///vaulting.charge.outwards

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



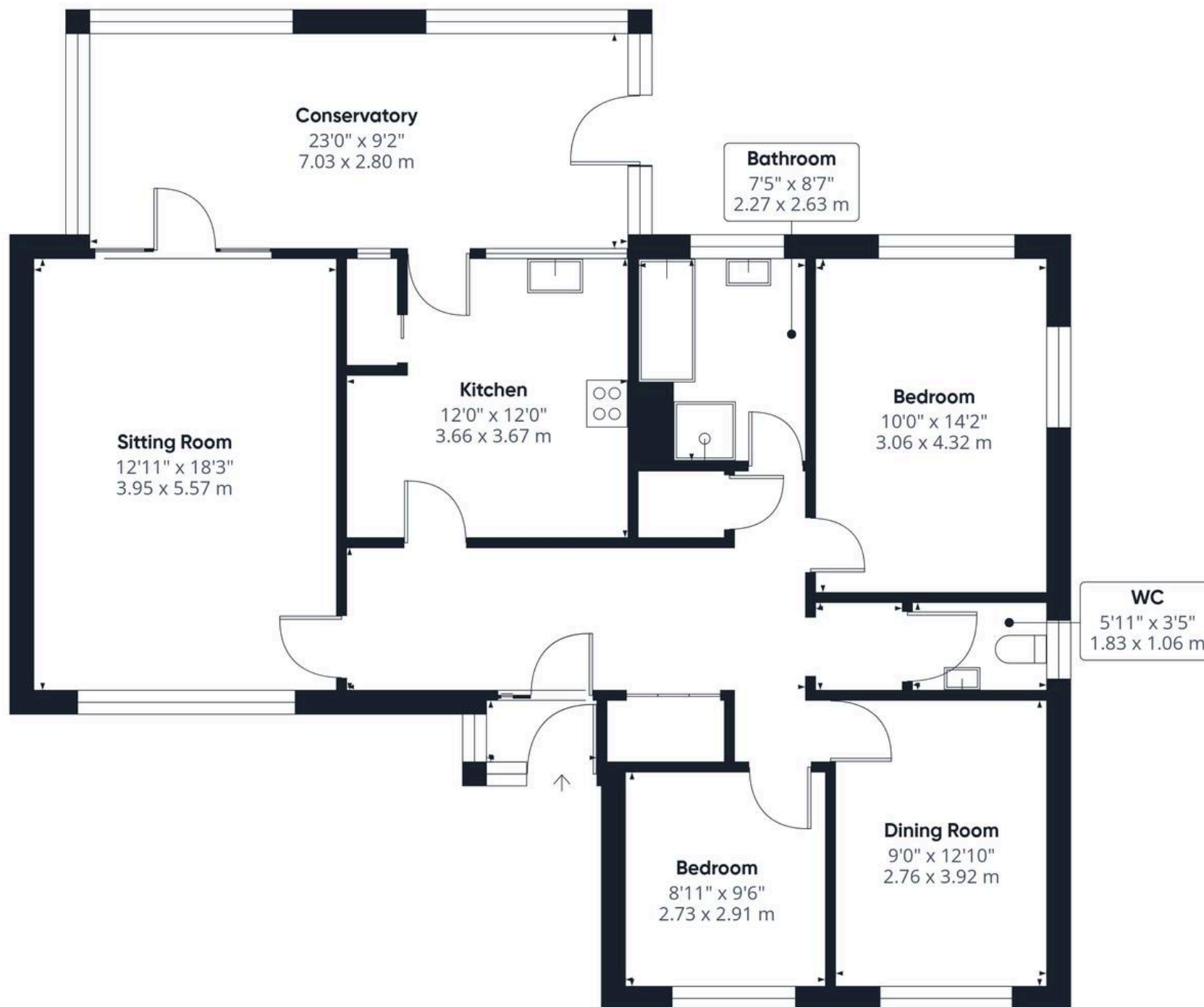




THE GREAT OUTDOORS

Stepping outside, the private and enclosed rear garden initially offers a generous flagstone patio providing excellent space for outdoor furniture to enjoy the summer months. A wooden latch and brace gate opens to the driveway allowing access to the driveway. The remainder of the garden is predominantly laid to lawn with a large shed behind the garage for practical storage. The property's border is surrounded with mature shrubs and well maintained conifers providing total privacy.





Approximate total area⁽¹⁾

1238 ft²

115.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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