



Chequers Lane, Gressenhall - NR20 4EU



Chequers Lane

Gressenhall, Dereham

NO CHAIN. Welcome to this EXTENDED and MODERNISED detached chalet-style home, set on approximately 0.26 ACRES (stms), in a rural village and NON-ESTATE SETTING. PRIVATE GARDENS and a NON OVERLOOKED FRONTAGE add to the property which boasts over 2090 sq. ft (stms). This property is generously proportioned to accommodate a growing family, with FLEXIBLE LIVING SPACES, and a VARIETY of OUTBUILDINGS. Upon entering the property, you are greeted by a PORCH and HALL ENTRANCE, with THREE RECEPTION ROOMS that provide versatile living spaces for relaxation and entertainment - including the DUAL ASPECT SITTING ROOM, dining room and GARDEN ROOM which includes BI-FOLDING DOORS and a GLAZED ROOF LANTERN. The KITCHEN has been updated, with a RANGE of APPLIANCES included. The home features 4 SPACIOUS BEDROOMS spread over two floors, offering flexibility for a home office or additional living area, with a first floor FAMILY BATHROOM including a SHOWER, and a ground floor SHOWER ROOM.



A LARGE LIMESTONE PATIO extends from the GARDEN ROOM, enjoying a SOUTH WEST FACING ASPECT, with steps to the main garden where a LARGE HEATED SWIM SPA can be found, with outbuildings, a studio, and an integral garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Modernised Detached Chalet Style Home With Integral Garage
- Over 2090 Sq. ft (stms)
- Approx. 0.26 Acre Plot (stms)
- Rural Village & Non-Estate Setting
- Three Reception Rooms
- 4 Spacious Bedrooms Over Two Floors
- Outbuildings, Studio & Swim Spa

Gressenhall is a well-served village approximately 4 miles to the north of Dereham and 25 miles west of Norwich. Village amenities include a shop, active village hall, with a Primary School located in the neighbouring village of Beetley.



SETTING THE SCENE

Approached via a walled frontage, a shingle driveway offers parking for several vehicles, with access to the main property, integral garage and gated rear garden. An area of grass can be found at the front of the property with mature trees, shrubbery and hedging - with potential to create further parking if required.

THE GRAND TOUR

Stepping inside, a large porch entrance, offers the ideal meet and greet space, with tiled flooring underfoot for ease of maintenance, with ample space for coats and shoes. A siding door takes you to the main hall entrance with the stairs rising to the first floor landing, storage space below and a further built-in storage cupboard. Immediately as you enter, the ground floor bedroom can be found enjoying dual aspect views to front and side, with fitted carpet underfoot. Sitting adjacent, the newly fitted shower room can be found with a white three piece suite including a corner shower cubicle, with a thermostatically controlled shower, and heated towel rail. The kitchen has been newly installed to include a range of high gloss units with integrated cooking appliances including inset electric ceramic hob, and built-in twin high level electric ovens, with further appliances including a fridge freezer, dishwasher and water softener. The kitchen also includes a built-in breakfast bar to one side, with tiled splash-backs running around the work surface, with continued tiled flooring underfoot and a side facing window and door. A useful inner lobby area offers shelved storage and a further built-in cupboard with access leading to the integral garage. The main sitting room sits the rear of the property with dual aspect views to side and rear, centred on a feature fireplace. Fitted carpet flows underfoot with double doors taking you to the dining room which extends the living space and flows seamlessly into the garden room beyond - with a glazed roof lantern above. The garden room is flooded with natural light with dual aspect views to side and rear, and bi-folding doors leading out to the large patio area.

Heading upstairs, the carpeted landing includes a loft access hatch and twin side facing windows for natural light, with doors taking you into the three bedrooms - with the two larger bedrooms including built-in storage and wardrobes. The family bathroom sits to the rear with a four piece suite including a separate panelled bath and shower cubicle, with tiled splash-backs, useful storage under the hand wash basin, and heated towel rail.

FIND US

Postcode : NR20 4EU

What3Words : ///daredevil.cookies.recruiter

VIRTUAL TOUR

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

AGENTS NOTES

The central heating is oil fired, whilst the fire in the sitting room is LPG.







THE GREAT OUTDOORS

The rear garden is mainly laid to lawn and includes a large sweeping patio area from the garden room extension. The retaining sleeper wall and steps take you to the swim spa and decked seating area. A timber shed, greenhouse and open storage shed sits the right hand boundary, with a variety of mature hedging and shrubbery enclosing the garden and offering complete privacy and seclusion. A timber built studio, with heating sits at the far corner with a front facing window and French doors, along with wood effect flooring underfoot. A networked Internet supply, power and lighting are installed. Double vehicular gates lead to the drive from the garden, with the integral garage including an internal access with an electric up and over door to front, space for further white goods, power and lighting.

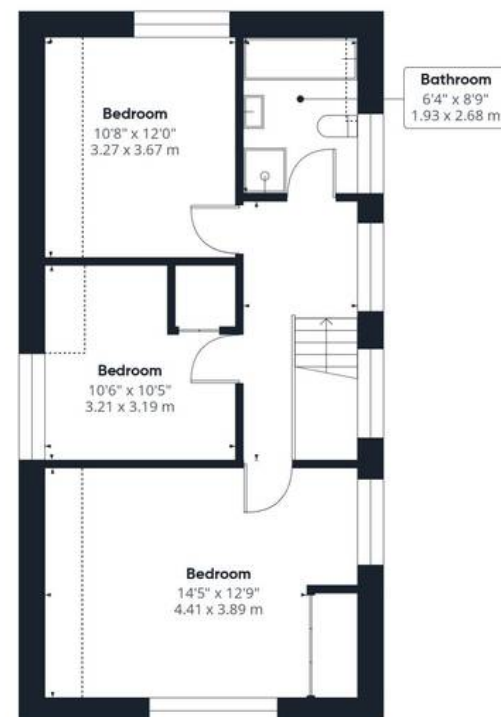




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

2213 ft²

205.5 m²

Reduced headroom

76 ft²

7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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