

2 Bay Field  
East Tuddenham  
Dereham  
NR20 3SH



# 2 Bay Field

## Guide Price £775,000

### The exceptional four-double bedroom family home...

Nestled in the picturesque village of East Tuddenham you will find 2 Bay Field, an exceptional four-bedroom detached home with quality fixtures and fittings boasting a detached double garage, a family bathroom, two shower ensuite, a large plot and much more. The property has a sense of relaxation and flows beautifully.

Upon entering you are immediately welcomed by the spacious entrance hall, which provides access to all ground-floor rooms and the stairs to the first floor. To the left you will find the large sitting room which presents a fantastic size and simply exudes elegance and comfort, featuring ample space for an array of furniture, a captivating feature fireplace with a wood burner and tiled surround, and both a bay window to the front and French doors to the rear allowing for an abundance of natural light.

From here you then continue into the 'L' shaped kitchen/dining room via double doors, which is host to a versatile space perfect for family meals and entertaining guests. The kitchen is modern and well-equipped with a range of wall and base units, integrated appliances, and ample countertop space. Adjacent to the kitchen is a utility room offering practicality and additional storage, as well as access to the rear garden.

Back to the entrance hall from the kitchen you then have access to the study, which is a great space for a home office or even a 5th bedroom, with a cloakroom next to it offering a W/C and handwash basin.

Moving to the first floor, a galleried landing provides access to all four bedrooms and the family bathroom. The master bedroom boasts an impressive size with plenty of room for a king-size bed and additional furniture, with a walk-in dressing room and shower en suite. The guest bedroom also presents a great size with an additional shower ensuite. Bedrooms three and four also offer good size double rooms. The family bathroom presents a modern 3-piece suite with a bathtub with shower over, W/C, and a hand wash basin.

Externally the property offers an abundance of kerb appeal with a large driveway laid to shingle offering parking for numerous vehicles and a well-manicured hedgerow and lawn. The detached double garage not only presents a great space for additional parking or storage but even benefits from a studio above offering versatile uses. To the rear, you will find a continuation of wrap around landscaped gardens with a large patio area ideal for outdoor relaxation or entertaining, as well as a large area laid to lawn with an array of established shrubs and trees offering greenery year-round and little maintenance.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority  
Breckland

Council Tax Band E

EPC Rating C



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TOTAL FLOOR AREA : 2832 sq.ft. (263.1 sq.m.) approx.

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.

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