



**Neatherd Moor, Dereham, NR20 4AX**

**welcome to**

**Neatherd Moor, Dereham**

A rare opportunity to acquire this substantial 5 bedroom detached cottage, formerly two cottages and located within this well-regarded, non-estate area in Dereham with stunning views overlooking Neatherd Moor. Offering ample living accommodation, generous gardens, driveway & garage!!



## Description

We are delighted to offer for sale this well presented 5 bedroom detached period property, originally dating back to the late 1800's and offering character features throughout. The property was formerly two cottages and now offers ample living accommodation, extensive gardens and stunning views over Neatherd Moor, full of wildlife and beauty.

In brief, the internal ground floor accommodation comprises; large entrance hall, dining room, fitted kitchen, impressive 21' dual aspect lounge and the three piece shower room. This is complemented on the first floor by five good sized bedrooms and the family bathroom.

A full internal inspection is essential to appreciate the versatile accommodation and unique setting offered for sale!

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Externally, the property sits on a generous sized plot with substantial rear gardens, driveway parking and access to the garage.

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## The Accommodation

### Entrance Hall

External entrance door to side aspect, tiled flooring, stairs rising to first floor landing, radiator, double glazed window to rear aspect, door opening to shower room and further door opening to;

### Dining Room

12' 4" x 9' 5" ( 3.76m x 2.87m )

With wooden flooring, exposed former fireplace with surround, exposed wooden beams, wall lights, radiator, two double glazed windows to rear aspect, door opening to lounge and archway opening to;

### Kitchen

10' 7" x 10' 6" ( 3.23m x 3.20m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel dual sink with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset gas hob with concealed extractor over, space for American fridge freezer, plumbing available for dishwasher, tiled flooring, exposed wooden beams, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

### Lounge

21' 4" x 12' 3" ( 6.50m x 3.73m )

With fitted carpet flooring, central fireplace with tiled hearth and brick surround, exposed wooden beams, door opening to former staircase, under stairs storage space, further built-in storage cupboard, two radiators and double glazed windows to front and rear aspects.

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, plumbing available for washing machine, tiled flooring, heated towel rail and double glazed obscure glass window to front aspect.

### First Floor Landing

With wooden flooring, double glazed dual aspect windows and doors opening to all bedrooms and bathroom.

### Bedroom One

12' 9" x 9' 8" ( 3.89m x 2.95m )

With wooden flooring, radiator and double glazed dual aspect windows.

### Bedroom Two

12' 4" x 9' 8" ( 3.76m x 2.95m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Three

12' 3" x 8' 4" ( 3.73m x 2.54m )

With wooden flooring, radiator and double glazed window to front aspect.

### Bedroom Four

11' 7" x 8' 2" ( 3.53m x 2.49m )

With wooden flooring, radiator and double glazed window to front aspect.

### Bedroom Five

9' 5" x 5' 8" ( 2.87m x 1.73m )

Steps down from the landing, wooden flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, vinyl flooring, radiator and double glazed obscure glass window to front aspect.

### Outside

To the front of the property, there is a shingle garden area, enclosed by the retaining brick and timber wall. To the side of the property, there is a driveway which provides off road parking, access to the garage and gate access to the rear garden.

A true highlight of this property is the extensive rear garden, laid predominantly to lawn with a partially raised patio area, perfect for outside entertainment and al-fresco dining, together with a variety of mature shrubs, hedging and trees. A gateway leads to a further garden area with two timber garden storage sheds, fruit trees and vegetable area. The garden is fully enclosed and benefits from having the sun throughout the day.

### Garage

With power, lighting, personal door access and up and over door to front.

### directions to this property:

From William H Brown Dereham office, proceed into the town centre, bearing right at the War Memorial and follow the road over the controlled crossing into Wellington Road. Continue along this road into Neatherd Road and just before the sharp right hand bend, bear left onto Neatherd Moor. Follow the roadway to the right towards the duck pond and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/DRM116145](http://williamhbrown.co.uk/Property/DRM116145)





welcome to

## Neatherd Moor, Dereham

- NO ONWARD CHAIN!
- 5 Bedroom Detached Period Property
- Charm And Character Features Throughout
- Gas Fired Central Heating And Double Glazed Windows
- Extensive, Well-Established Gardens
- Breathtaking Views Over Neatherd Moor
- Driveway Parking And Garage
- Non-Estate, Sought-After Location

Tenure: Freehold EPC Rating: D

**£450,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116145 - 0006

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