



**Townshend Road, Dereham, NR19 2YD**

**welcome to**

**Townshend Road, Dereham**

A substantial 4 bedroom detached family house, immaculately presented throughout, and located within this desirable development in Dereham overlooking Quebec Fields. With 2 reception rooms, contemporary style kitchen/breakfast room, 2 en suites, attractive gardens, double garage, workshop & more!



## Description

We are extremely pleased to present to the market this stunning 4 bedroom detached family home, offering ample living space throughout and located within this well-established development on the edge of Dereham town centre, still offering close proximity of amenities and facilities. With views of Quebec Fields and near the golf course.

In brief, the internal ground floor accommodation comprises; generous entrance hall with plenty of built-in storage space, cloakroom w.c, impressive 20' bay-fronted lounge, separate formal dining room, contemporary style fitted kitchen/breakfast room, utility room, further hallway with additional storage and seating space, and the garden room with panoramic windows surrounding. This is complemented on the first floor by four great sized bedrooms, two of the four offering stylish en suite shower rooms, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows throughout and built-in wardrobes to three out of the four bedrooms. Externally, there is extensive off road parking with access to the double garage, together with an enclosed rear garden, offering the perfect space for outside entertaining and providing access to the insulated workshop, offering versatile living use.

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With solid oak flooring, stairs rising to first floor landing, two built-in storage cupboards, inset ceiling spotlights, radiator, double glazed window to front aspect, archway opening to kitchen, doors opening to lounge and dining room with further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, solid oak flooring, radiator and double glazed obscure glass window to side aspect.

### Lounge

20' 10" x 11' 5" ( 6.35m x 3.48m )

With fitted carpet flooring, central decorative fireplace with tiled hearth, two radiators, double glazed bay window to front aspect and double glazed patio doors opening to the rear garden.

### Dining Room

10' 7" x 10' 5" ( 3.23m x 3.17m )

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



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## Kitchen / Breakfast Room

14' 10" x 10' 6" ( 4.52m x 3.20m )

A matching range of wall and base units with complementary worktops and upstands over, inset 1 1/2 bowl sink with mixer tap above, built-in eye-level oven, inset gas hob with decorative tiled splashback and concealed extractor over, plumbing available for dishwasher, preparation island, tiled flooring, inset ceiling spotlights, radiator, double glazed dual-aspect windows, archway to inner hallway and door opening to;

## Utility Room

7' 10" x 5' 8" ( 2.39m x 1.73m )

A range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, tiled splashbacks, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring, radiator and double glazed external door opening to the side aspect.

## Inner Hallway

With tiled flooring, fitted wall and base unit with rolled edge work surface over, space for free standing American Style fridge freezer, inset ceiling spotlights and opening to;

## Garden Room

8' 4" x 7' 6" ( 2.54m x 2.29m )

UPVC and brick construction with wood laminate flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

## First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and bathroom.

## Bedroom One

13' 1" x 10' 8" ( 3.99m x 3.25m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed dual-aspect windows and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed obscure glass window to side aspect.

## Bedroom Two

11' 1" x 10' 8" ( 3.38m x 3.25m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to front aspect.

## Bedroom Three

11' 9" x 10' 7" ( 3.58m x 3.23m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Bedroom Four

9' x 7' 11" ( 2.74m x 2.41m )

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

## Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed obscure glass window to rear aspect.

## External

When approaching the property, you will be greeted by a long brickweave driveway which provides ample off road parking and access to the double garage. The remainder of the front offers further parking space by a shingle driveway, together with well-tended lawn with an array of shrub beds, an attractive palm tree, hedge borders and patio pathway leading to the rear garden. Step outside to the well-maintained rear garden, featuring lawn and inviting decking area, providing the perfect outdoor haven space. Additionally, the property is enclosed by timber fencing and offers a summer house along with personal door access to the double garage.

## Workshop

19' 6" x 11' ( 5.94m x 3.35m )

Insulated workshop accessed by UPVC sliding doors, offering versatile living use with power, lighting, inset ceiling spotlights and double glazed dual-aspect windows.

## Double Garage

16' 5" x 15' 7" ( 5.00m x 4.75m )

With power, lighting, personal door access to the side aspect and electric roller doors to the front aspect.

welcome to

## Townshend Road, Dereham

- GUIDE PRICE £450,000 - £475,000
- Superb 4 Bedroom Detached Family House Overlooking Quebec Fields
- 2 Reception Rooms And Garden Room Near The Golf Course
- Modern Kitchen/Breakfast Room With Separate Utility
- 2 Stylish En Suites To Bedrooms 1 And 2
- Gas Fired Central Heating And Double Glazed Windows
- Well-Maintained Gardens, 19' Workshop, Ample Parking And Double Garage
- Sought-After Development, Close To Town Centre Amenities

Tenure: Freehold EPC Rating: C

guide price

**£450,000 - £475,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116396 - 0007

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