



Claypit Road, Foulsham, Dereham, NR20 5RW

welcome to

Claypit Road, Foulsham, Dereham

GARDENERS DELIGHT A fantastic opportunity to acquire this 3 bedroom detached property, set on a generous 0.24 acre plot (STMS) and offering a non-estate position within the well-appointed village of Foulsham. Offering extensive gardens, ample off road parking, garage & so much more!!



Description

We are delighted to present to the market this well-presented 3 bedroom detached property, arranged over two floors and offering versatile living accommodation. The property is set within mature gardens and offers a lovely non-estate position within the Norfolk village of Foulsham.

In brief, the internal accommodation comprises; entrance hall, dual-aspect lounge with complementary fireplace, conservatory, separate dining room, modern fitted kitchen/breakfast room with some integrated appliances, two double bedrooms of which one offers an en suite w.c and the other offers built-in wardrobes, together with the family shower room.

This is complemented on the upper floor by an incredibly spacious 22' bedroom, providing a wealth of storage, en suite shower room and a Juliet balcony which enjoys breath-taking views of the rear garden and the far-reaching fields beyond.

Externally, there is a shingle driveway which provides ample off road parking and access to the garage, together with a private, generously-proportioned rear garden, ideal for the keen gardener and is well-stocked throughout with space for outside activities. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, airing cupboard housing hot water tank, built-in storage cupboard, two radiators and doors opening to the lounge, dining room, kitchen/breakfast room, bedroom two, bedroom three and family bathroom.

Lounge

17' 7" x 12' 1" (5.36m x 3.68m)

With wooden flooring, central fireplace with tiled hearth, radiator, double glazed dual-aspect windows to front and side aspects, archway opening to the dining room and double glazed patio doors opening to;

Conservatory

15' 6" x 11' 9" (4.72m x 3.58m)

UPVC and brick build with tiled flooring, ceiling fan, radiator, double glazed windows surrounding and double glazed patio doors which open out to the fantastic rear garden.



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Dining Room

12' 4" x 11' 9" (3.76m x 3.58m)

With wood effect flooring, stairs rising to first floor landing, radiator and double glazed window overlooking the private rear garden.

Kitchen / Breakfast Room

17' 1" x 12' 1" (5.21m x 3.68m)

A matching range of soft close wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl sink with mixer tap, tiled splashbacks, built-in eye-level oven and microwave, inset induction hob with extractor hood over, integrated dishwasher, space for fridge, plumbing available for washing machine, cupboard housing boiler, tiled flooring, radiator, two double glazed windows which look onto the rear garden and double glazed door opening to the side aspect.

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m)

With fitted carpet flooring, radiator, double glazed window to front aspect and sliding door opening to;

En Suite W.C

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, fitted carpet flooring and shaver light.

Bedroom Three

13' 7" x 12' 2" (4.14m x 3.71m)

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

Family Shower Room

Four piece suite comprising low level w.c, pedestal hand wash basin, fully tiled corner shower cubicle, further walk-in shower with tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

First Floor Landing

With fitted carpet flooring, Velux window and door opening to;

Master Bedroom

22' 3" x 13' 4" (6.78m x 4.06m)

With wood effect flooring, built-in wardrobe, plenty of eaves storage, two radiators, Velux window, double glazed doors opening to the Juliet balcony which enjoys stunning views of the well-stocked rear garden and far-reaching field views, together with door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, fully tiled walk-in shower cubicle, part tiled walls, tiled flooring, radiator and Velux window.

External

Approaching the property, you will be greeted by a shingle driveway which provides ample off road parking space for several vehicles. The remainder of the front is laid to well-tended lawn with a variety of mature plant beds and borders.

To the side of the property, there is a paved patio seating area, ideal for entertaining friends and family, together with access to the single garage. Timber fencing partially encloses the property which creates an extra level of privacy. A paved pathway leads to the main entrance, together with gated access to the rear garden.

Stepping outside to discover the impressive garden space, laid predominately to lawn and offering an abundance of shrub beds, mature trees and plant borders. The garden further benefits from a vegetable patch and an orchard, with shingle pathways providing access, together with a timber storage shed with power and lighting, summer house again with power and lighting, a paved patio seating area which offers further space for outside entertaining and relaxing whilst enjoying this outdoor haven.

The rear aspect is fully enclosed by timber fencing for privacy and enjoys far-reaching countryside views which is a particular highlight of this spacious home.

Garage

With power, lighting, storage space above, double glazed window to side aspect, double glazed door providing personal access to the side aspect and electric roller door to front aspect.

directions to this property:

Upon entering the village of Foulsham from the Dereham/Bawdeswell direction, proceed along Station Road and take the right hand turn into Claypit Road. Continue along and the property can be found on the left hand side.

welcome to

Claypit Road, Foulsham, Dereham

- 3 Bedroom Detached Home, Set On A Generous Plot
- Modern Fitted Kitchen/Breakfast Room
- 2 Reception Rooms And Conservatory
- 22' Master Bedroom With Juliet Balcony And En Suite
- Oil Fired Central Heating And Double Glazed Windows
- Substantial, Private Rear Garden With Superb Field Views
- Ample Off Road Parking And Garage
- Non-Estate, Peaceful Village Location

Tenure: Freehold EPC Rating: D



£450,000

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:
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