



Foxglove Drive, Dereham, NR20 3SQ

welcome to

Foxglove Drive, Dereham

A beautifully presented 4 bedroom detached house, offering spacious living accommodation within this well-regarded development in Dereham. The inviting property boasts 2 reception rooms, conservatory, newly fitted modern kitchen, en suite facilities, gardens, generous parking, double garage & more!



Description

We are delighted to present to the market this 4 bedroom detached house, presented in excellent decorative order throughout and situated within a highly-regarded development, in easy reach of Dereham's local amenities, facilities and bus routes.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall, impressive 19' lounge with central fireplace, conservatory with windows surrounding the garden space, dining room which offers versatile living use as a study/home office, modern fitted kitchen with utility room and integrated appliances, which was fitted in 2023, and cloakroom w.c. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further sizeable bedrooms all with built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows throughout, new blinds fitted in 2023 and new combi boiler and hot water tank, also installed in 2023. Externally, there is a brickweave driveway providing ample off road parking and access to the double garage, together with an enclosed rear garden with space for outside entertaining.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, underfloor heating, doors opening to the dining room, kitchen and further door opening to;

Lounge

19' 9" max x 10' 10" max (6.02m max x 3.30m max)

With fitted carpet flooring, central gas fireplace with decorative surround, wall lights, underfloor heating, double glazed windows to front and side aspects and double glazed patio doors opening to;

Conservatory

9' 11" max x 10' 7" max (3.02m max x 3.23m max)

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening out to the rear garden.



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Dining Room

12' 8" max x 10' 3" min (3.86m max x 3.12m min)

With fitted carpet flooring, underfloor heating and double glazed window to front aspect.

Kitchen

11' 6" x 9' 7" (3.51m x 2.92m)

A contrasting range of soft close wall and base units with quartz worktops over and upstands, inset undermount sink with hot tap, two built-in ovens, inset 5 gas hob with extractor hood over, integrated dishwasher, space for American fridge freezer, space for washing machine and tumble dryer, cupboard housing boiler, microwave space, wood effect flooring, inset ceiling spotlights, underfloor heating, double glazed windows to side and rear aspects, double glazed external door opening to the rear garden and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, underfloor heating and double glazed obscure glass window to side aspect.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, half boarded loft with ladder access and power and lighting, radiator, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

10' 9" min x 10' 5" min (3.28m min x 3.17m min)

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, walk-in shower cubicle, part tiled walls, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 11" max x 8' 5" max (3.63m max x 2.57m max)

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

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

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

Bedroom Four

9' 2" x 8' 10" (2.79m x 2.69m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

At the front of the property, you'll find a well-tended lawn which adds a touch of greenery to the frontage, together with a paved pathway leading to the main entrance.

Stepping outside to discover the well-manicured garden, laid predominately to lawn and offering a paved patio seating area, ideal for outside entertaining and dining. The property is enclosed by brick and timber fencing which creates an added level of privacy to the home, together with personal door access to the double garage, gate access to the front aspect and further access to the brickweave driveway, providing ample off road parking space.

Double Garage

With power, lighting, built-in storage cupboard, personal door access from the garden and two electric roller doors to the front.

Agents Note

The vendors have informed us that the boiler and hot water tank are brand new. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

The double garages belonging to this property are situated at the rear of the property.

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Foxglove Drive, Dereham

- GUIDE PRICE £425,000 - £450,000
- Modern 4 Bedroom Detached Family-Sized House
- Contemporary Style Howdens Kitchen With Integrated Appliances, Fitted November 2023
- Master Bedroom En Suite
- Gas Fired Central Heating And Double Glazed Windows
- Well-Manicured, Enclosed Rear Garden
- Driveway Parking And Double Electric Garage
- Well-Appointed Development Close To Town



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

Tenure: Freehold EPC Rating: C

guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115236 - 0003

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk