



Larch Grove, North Elmham, Dereham, NR20 5JW

welcome to

Larch Grove, North Elmham, Dereham

A generous 3 bedroom link-detached bungalow, offered for sale with NO ONWARD CHAIN, and situated in a quiet cul-de-sac within the popular village of North Elmham. The versatile property offers a garden room, conservatory, wet room, private rear garden well-stocked throughout & driveway parking!!



Description

We are extremely pleased to present to the market this well-proportioned 3 bedroom link-detached bungalow, situated on a generous plot within this sought-after cul-de-sac in North Elmham, offering local amenities close by.

In brief, the internal accommodation comprises; entrance porch, entrance hall, welcoming lounge with gas fireplace, modern fitted kitchen/diner which has been completely refurbished and offers a wealth of built-in storage units, conservatory also acting as a utility room, garden room again offering versatile living use, three bedrooms and the wet room.

Coupled with the accommodation, the property further benefits from LPG central heating, double glazed windows, solar PV panels and all rooms in the property have Ethernet connection wired to the garden room. Furthermore, all rooms in the property are wheelchair accessible. Externally, there is a driveway which provides off road parking space, together with an impressive garden, fully enclosed and is ideal for the keen gardener, boasting a workshop/shed and summer house.

Offered for sale with NO ONWARD CHAIN, internal and external viewings are highly recommended!

The Accommodation

Double glazed entrance door opening to;

Entrance Porch

With tiled flooring and door opening to;

Entrance Hall

With tiled flooring, built-in storage cupboard, radiator and doors opening to the lounge, kitchen/diner, all bedrooms and wet room.

Lounge

16' x 11' 5" (4.88m x 3.48m)

With wood effect flooring, central gas fireplace, powered roller blinds, radiator and double glazed window to front aspect.

Kitchen / Diner

15' 7" x 11' 4" (4.75m x 3.45m)

A comprehensive range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, built-in eye-level electric oven, inset electric induction hob with extractor hood over, separate integrated AEG fridge and AEG freezer, water softer, plumbed-in dishwasher, vinyl flooring, under-cabinet lighting, inset ceiling lights, skylight, radiator, two double glazed windows to rear aspect, door opening to the garden room and further door opening to;

Conservatory

13' 2" x 9' 7" (4.01m x 2.92m)

UPVC build with complementary rolled edge work surfaces, ample built-in storage space, plumbed-in washing machine, tumble dryer, ceiling mounted clothes airer, tiled flooring, radiator, double glazed windows surrounding and double glazed door opening to the rear garden. There is a wooden ramp from this room leading to the paved area.

Garden Room / Office

16' 9" x 7' 7" (5.11m x 2.31m)

Versatile room with wood effect flooring, wall lights, dual-aspect double glazed windows and double glazed door opening to the rear aspect.

Bedroom One

14' 5" x 12' 1" (4.39m x 3.68m)

With wood effect flooring, built-in wardrobe, built-in storage cupboard, powered roller blinds, radiator and double glazed window to rear aspect.

Bedroom Two

12' 4" x 9' 3" (3.76m x 2.82m)

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

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

With wood effect flooring, powered roller blinds, radiator and double glazed window to front aspect.

Wet Room

Three piece suite comprising low level w.c, hand wash basin, shower, tiled walls, vinyl flooring, radiator and double glazed obscure glass windows to rear aspect.

Outside

The property is approached by a hard standing driveway which provides two off road parking spaces. The remainder of the front is laid to shingle with a variety of shrub beds which provide a level of privacy to the property borders. Paved patio pathways leads to the main entrance and rear gate entrance.

Step outside to discover the fantastic garden, laid predominately to patio for ease of maintenance, and enjoys space for outside entertaining, relaxing and dining. The remaining space features well-tended lawn, complemented by a wide range of plant and shrub beds and mature trees. The property is enclosed by timber fencing and mature hedging which creates a level of privacy, together with a summer house and timber workshop/shed with power, workbench and shelving.

Agents Note

We are informed by the vendor that the property was underpinned in 1988; the monitoring of any subsequent settlement conducted that there was no further movement. There are no reports of any subsequent movement or settlement since the current owners bought the property in 2006. Insurance for the property has never been declined.

All curtains and blinds are included within the sale, alongside all contents of workshop/shed, summer house and garden.

directions to this property:

Upon entering the village of North Elmham from the Dereham direction, proceed towards the village centre and turn right into Cathedral Drive, opposite the doctors surgery. Continue along and take the right hand turn into Larch Grove. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Larch Grove, North Elmham, Dereham

- NO ONWARD CHAIN!
- Versatile 3 Bedroom Link-Detached Bungalow
- Modern Fitted Kitchen/Diner
- Lounge, Conservatory And Garden Room
- Ample Storage Space Throughout
- LPG Central Heating, Double Glazed Windows, Solar Hot Water Heating and Solar PV panels
- Spacious Well-Stocked Rear Garden And Driveway Parking
- Peaceful Village Setting

Tenure: Freehold EPC Rating: D

offers in excess of
£325,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116449 - 0005

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