



Park Road, Gressenhall, Dereham, NR20 4LP

welcome to

Park Road, Gressenhall, Dereham

Superb Family Home! A stunning 4 bedroom executive detached house, set back from the road in this sought-after village development. The property has undergone significant extension and improvement and boasts 3 reception rooms, master en suite, driveway parking, converted garage & more!



Description

We are extremely pleased to present to the market this substantial 4 bedroom detached family house, situated within a quiet cul-de-sac in the sought-after village of Gressenhall. In recent years the accommodation has undergone significant extension and improvements throughout.

In brief, the ground floor accommodation comprises; entrance porch, entrance hall, cloakroom w.c, recently converted playroom / utility room, welcoming lounge with feature woodburner, formal dining room and a 22'6" contemporary fitted kitchen with integrated appliances and open plan family room. This is complemented on the first floor by the master bedroom with en suite shower room, three further good sized bedrooms and a fitted family bathroom.

Coupled with this accommodation, the property further benefits from new UPVC double glazed windows and doors throughout and a recently installed oil central heating system. Outside, the property boasts a shingle driveway and a well-tended rear garden which is fully enclosed.

The Accommodation

Entrance Porch

UPVC double glazed entrance door to front aspect, radiator and door opening to;

Entrance Hall

With exposed wooden floors, UPVC double glazed window to side aspect and doors opening to the playroom / utility room, cloakroom and lounge.

Cloakroom

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

Playroom/Utility Room

Fitted wall and base units with rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, inset hob, wood effect flooring, inset ceiling spot lights, storage heater, air conditioning unit, insulated loft, UPVC double glazed window to front aspect and UPVC double glazed door opening to the rear garden.



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Lounge

18' 11" x 13' (5.77m x 3.96m)

With fitted carpet flooring, recently installed woodburner with brick surround and wooden mantle, television point, three radiators, wall lights, UPVC double glazed window to front aspect and UPVC double glazed French doors opening to the rear garden.

Recessed Inner Hallway Area

With stairs rising to first floor landing and door opening to;

Formal Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)

With fitted carpet flooring, radiator, UPVC double glazed window to front aspect and archway opening to;

Kitchen/Family Room

22' 6" x 14' max (6.86m x 4.27m max)

A comprehensive range of matching wall and base units in contemporary gloss finish with rolled edge work surfaces over, inset 1 1/2 quartz sink unit, tiled splashbacks, integrated dishwasher and washing machine, built-in eye-level double oven, inset induction hob with stainless steel extractor hood over, tiled flooring, inset ceiling spotlights, under-stair storage cupboard and open plan access to the family room which features tiled flooring, television point, wall lights, UPVC double glazed window to rear aspect and UPVC double glazed French doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, storage cupboard and doors opening to all bedrooms and bathroom.

Master Bedroom

12' 1" x 9' 9" min (3.68m x 2.97m min)

With fitted carpet flooring, radiator, UPVC double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in tiled shower cubicle, heated de mister mirror, tiled flooring, radiator and UPVC double glazed window to side aspect.

Bedroom Two

13' x 9' 11" (3.96m x 3.02m)

With fitted carpet flooring, built-in storage cupboard, television point, radiator and UPVC double glazed window to front aspect.

Bedroom Three

10' 7" x 9' 10" (3.23m x 3.00m)

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

Bedroom Four

9' 5" x 8' 8" (2.87m x 2.64m)

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

Family Bathroom

Four piece suite comprising low level w.c, hand wash basin, panelled bath, separate walk-in shower cubicle with inset shower, floor to ceiling tiled splashbacks and surrounds, heated towel rail, tiled flooring, UPVC double glazed window to side aspect.

Outside

To the front of the property, there is a shingle driveway providing off road parking. The remainder of the front is laid to lawn with a variety of plant and shrub beds, gate access to the rear garden and a pathway leading to the main entrance.

The enclosed and spacious rear garden is laid mainly to lawn with paved patio seating areas, perfect for entertaining friends and family, and a further range of plant and shrub beds.

Improvements

Extensive improvements have been made to the property which feature new UPVC double glazed windows and doors, recently installed oil central heating system, woodburner added to the lounge, the garage has now been converted into a playroom / utility and the whole house has been rendered.

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Park Road, Gressenhall, Dereham

- Immaculate 4 Bedroom Detached Family House
- Significant Extension and Recent Improvements Made Throughout
- Contemporary, Open Plan Kitchen / Family Room
- Newly Converted Playroom / Utility Room
- Ground Floor Cloakroom, Master En Suite & Family Bathroom
- Oil Fired Central Heating & UPVC Double Glazed Windows
- Shingle Driveway and Enclosed, Spacious Rear Garden
- Cul-De-Sac Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



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:
DRM116542 - 0002

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