



Pastures Loke, North Tuddenham, Dereham, NR20 3FU

welcome to

Pastures Loke, North Tuddenham, Dereham

An immaculate 3 bedroom end-terraced house, offering a rural village setting within this well-established development in North Tuddenham. The modern home offers a fitted kitchen/dining room, 17' lounge, en suite facilities, well-manicured gardens, far-reaching field views & 2 parking spaces!



Description

William H Brown are delighted to present to the market this beautifully presented 3 bedroom end-terraced house, built by local builder Norfolk Holdings Limited in 2020 and enjoying a prominent corner plot within this sought-after development. Located within the rural village of North Tuddenham, enjoying far-reaching fields, a country dining pub and village hall.

In brief, the internal ground floor accommodation comprises; entrance hall with built-in storage, cloakroom w.c, fitted kitchen/dining room with Zanussi appliances and a welcoming 17' lounge with feature fireplace and access to the rear garden. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further good sized bedrooms and family bathroom.

Coupled with the accommodation, the property further benefits from air source pump heating, under floor heating, double glazed windows and quality Karndean flooring. Outside, there are well-presented gardens, together with two allocated parking spaces to the rear.

This modern property must be viewed to fully appreciate the quality and accommodation offered for sale!

The Accommodation

Black GRP entrance door with canopy opening to;

Entrance Hall

With Karndean Palio Click flooring, stairs rising to first floor landing, built-in storage cupboard, underfloor heating, doors opening to the kitchen and lounge with further door opening to;

Cloakroom

Two piece suite comprising low level soft-close w.c, pedestal hand wash basin with chrome mixer tap, decorative tiled splashbacks, Karndean Palio Click flooring, underfloor heating and double glazed obscure glass window to side aspect.

Kitchen/Dining Room

17' x 10' 2" (5.18m x 3.10m)

A matching range of wall and base units with complementary rolled edge work surfaces over and upstands, inset 1 1/2 stainless steel sink with mixer tap, built-in Zanussi electric oven, inset Zanussi electric hob with tiled splashback and concealed extractor over, space for free standing fridge freezer, dishwasher and washing machine, inset ceiling spotlights, Karndean Palio Click flooring, under floor heating, double glazed window to front aspect and double doors opening to;

Lounge

17' 6" x 10' 7" (5.33m x 3.23m)

With fitted carpet flooring, central feature fireplace with decorative surround, TV point, underfloor heating, double glazed window to rear aspect and double glazed French style doors opening to the rear garden.

First Floor Landing

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

Master Bedroom

14' 8" x 10' 3" (4.47m x 3.12m)

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

En Suite

Three piece suite comprising low level soft-close w.c, pedestal hand wash basin, decorative tiled splashbacks, walk-in corner shower cubicle, Karndean Palio Click flooring and heated towel rail.

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

With fitted carpet flooring, radiator and double glazed window overlooking the superb field views at the front aspect.

Bedroom Three

10' 7" x 7' 1" (3.23m x 2.16m)

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

Family Bathroom

Three piece suite comprising low level soft-close w.c, hand wash basin with chrome taps, panelled bath with shower head over, part tiled walls, shaver point, Karndean Palio Click flooring and heated towel rail.

Outside

The front accommodation offers well-tended lawns and paved patio pathway leading to the main entrance.

Stepping out to the rear, the garden is laid predominately to well-manicured lawn together with a paved patio seating area, ideal for outside entertaining and relaxing. Paved pathway access leads to the rear gate and the property also benefits from a timber storage shed.

At the rear of the property, there are two allocated parking spaces.

Agents Note

We understand this property is subject to an annual service and maintenance charge of approximately £300.00 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Leave Dereham via Norwich Road and bare left just before joining the A47, sign posted Swanton Morley and North Tuddenham. Continue along this road for approximately 3 miles, upon entering the village of North Tuddenham, the development can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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welcome to

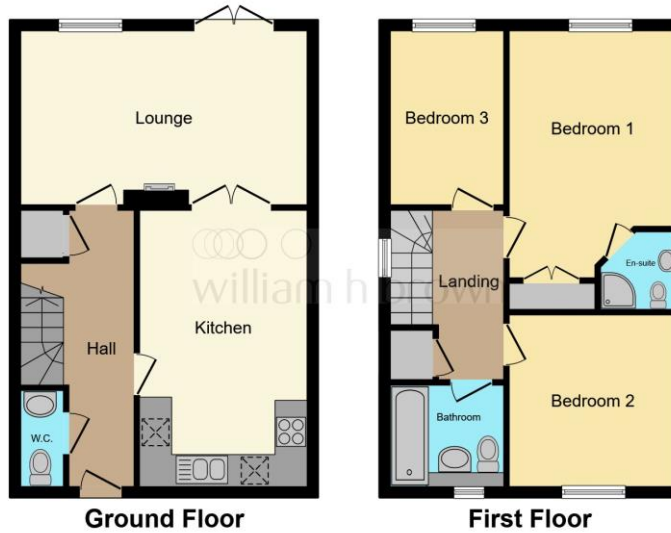
Pastures Loke, North Tuddenham, Dereham

- Contemporary Style 3 Bedroom End-Terraced House
- Built By Norfolk Holdings Limited In 2020
- Master Bedroom En Suite Facilities
- Under Floor Heating + Radiator Central Heating Via Air Source Pump Heating
- Remainder Of Premier Warranty Guarantee
- Fantastic Field Views Over The Front Aspect
- Enclosed Rear Garden And 2 Allocated Parking Spaces
- Executive Village Development

Tenure: Freehold EPC Rating: B

offers in excess of

£250,000



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:
DRM115125 - 0002

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