



Church Lane, Stanfield, Dereham, NR20 4AP

welcome to

Church Lane, Stanfield, Dereham

>> STUNNING FIELD VIEWS!! An immaculate 4 bedroom detached house, surrounded by natural greenery and located within this rural village. The modern yet versatile home offers 2 reception rooms, well-appointed kitchen, en suite facilities, substantial rear garden & ample off road parking!



Description

We are delighted to present to the market this fantastic 4 bedroom detached house, set on a 0.3 acre plot (STMS) which ticks all the boxes. Nestled in the idyllic village of Stanfield, the home enjoys beautiful countryside views surrounding all aspects of the home.

In brief, the internal ground floor accommodation comprises; entrance hall, fitted kitchen with bespoke fittings and breakfast bar, welcoming lounge perfect for all the family which benefits from a central inglenook fireplace, separate dining room with study/home office use, rear lobby leading to the rear garden and a cloakroom/utility space. This is complemented on the first floor by the master bedroom with en suite shower room, three further great sized bedrooms and the family shower room.

Coupled with the accommodation, the property further benefits from oil fired central heating, double glazed windows and solid oak doors throughout. Externally, the property is approached by a five-bar gate opening to the home, providing ample off road parking for multiple vehicles. Step outside to the rear to discover the generously-proportioned garden that envelops the residence, offering endless possibilities for outdoor activities and enjoyment.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With tiled flooring, radiator, double glazed window to front aspect, door opening to dining room/study and further opening to;

Kitchen

14' 6" x 9' 8" (4.42m x 2.95m)

A matching range of wall and base units with solid oak worktops over and upstands, inset under-mount 1.5 stainless steel sink with mixer tap, built-in electric oven, inset electric hob with splashback and extractor hood, integrated dishwasher, space for American fridge freezer, breakfast bar, tiled flooring, under-cabinet lighting, inset ceiling spotlights, radiator, double glazed window to front aspect and opening to;



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Lounge

18' 8" x 14' 1" (5.69m x 4.29m)

With wood effect flooring, inglenook fireplace, inset ceiling spotlights, under stairs storage cupboard, radiator, double glazed French doors opening to the stunning rear garden, door opening to rear lobby and further opening to;

Dining Room/Study

21' 5" x 8' 3" (6.53m x 2.51m)

With fitted carpet flooring, inset ceiling spotlights, radiator and three double glazed windows to side aspect.

Rear Lobby

With tiled flooring, stairs rising to first floor landing, radiator, double glazed external entrance door opening to the rear aspect and further door opening to;

Cloakroom/Utility Room

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, space for washing machine and tumble dryer, built-in storage cupboard, tiled flooring and double glazed window to side aspect.

First Floor Landing

With fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 1" x 10' 2" (3.38m x 3.10m)

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

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in tiled shower cubicle, tiled flooring, inset ceiling spotlights, shaver point and heated towel rail.

Bedroom Two

13' 1" max x 10' 7" (3.99m max x 3.23m)

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

Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m)

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

Bedroom Four

9' 9" x 8' 2" (2.97m x 2.49m)

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

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in tiled double shower cubicle, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed obscure glass window to rear aspect.

External

The property is set back from the road and is approached by a five-bar gate for privacy which opens to the large shingle driveway, offering ample off road parking for several vehicles. The remainder of the front offers plant borders, adding natural greenery, alongside mature trees.

To the rear aspect of this remarkable property lies a generously sized garden plot, featuring a sprawling lawn and inviting patio areas with charming wooden pergola, perfect for entertaining and dining during the warmer months of the year. Surrounding the wrap-around garden are attractive shrub beds and plant borders, providing a natural boundary to the home. Within the grounds are several outbuildings including a brick built storage shed and summer house.

Enjoy the far-reaching field views at the back of the property from the pleasant decking area, ideal for relaxation in the spring and summer evenings. Timber fencing and mature trees further enclose the home, offering privacy and security.

welcome to

Church Lane, Stanfield, Dereham

- Superb 4 Bedroom Detached Family-Sized Home, Set On A Fabulous Plot
- Contemporary Style Fitted Kitchen
- Bright And Airy Lounge With Inglenook Fireplace
- Master Bedroom En Suite
- Oil Fired Central Heating And Double Glazed Windows
- Extensive And Enclosed Rear Garden
- Private, Ample Off Road Parking
- Non-Estate, Rural Position Surrounded By Far-Reaching Fields

Tenure: Freehold EPC Rating: D

£475,000

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



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116556 - 0002

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