



Great Oaks, Washbridge, Dereham, NR19 1EB

welcome to

Great Oaks, Washbridge, Dereham

MUST VIEW PROPERTY WITH AMPLE POTENTIAL A substantial 4 bedroom detached house, offered for sale with no onward chain and offering a well-established position, just a stones throw away from Dereham town centre. Offering scope for further improvement with gardens, parking, 2 garages & much more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, mobility lift, built-in storage cupboards, spot lights, radiator, double glazed windows to front aspect, doors opening to kitchen, lounge and dining room. Further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled effect flooring, tiled walls and double glazed window to side aspect.

Kitchen

13' 3" x 11' 9" (4.04m x 3.58m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 sink with mixer tap, tiled splashbacks, built-in electric double oven, inset electric hob, space and plumbing available for dishwasher, tiled effect flooring, serving hatch, inset ceiling spotlights, radiator, double glazed window to rear aspect and obscure glass sliding door opening to;

Utility Room

9' 11" x 9' 4" (3.02m x 2.84m)

With tiled effect flooring, space for free standing fridge freezer, space and plumbing available for washing machine and tumble dryer, dual aspect windows, personal door access to both garages and external sliding door opening to the rear garden.

Lounge

12' 3" x 15' 8" (3.73m x 4.78m)

With fitted carpet flooring, electric fireplace, wall lights, radiator, double glazed dual aspect windows to front and side aspects and double doors opening to;

Dining Room

12' 2" x 13' 2" (3.71m x 4.01m)

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

Pool Room

19' 4" x 22' 5" (5.89m x 6.83m)

Vaulted, wood panelled ceiling with wall heating, spot lights, skylights, double glazed windows surrounding, double glazed sliding external doors opening to the rear garden and further sliding doors opening to;

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, shower, tiled flooring, part tiled walls, shaver light, built-in storage cupboard, radiator, round porthole window to side aspect and skylight.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, loft access, spotlights, radiator, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Bedroom One

12' 3" x 10' 7" (3.73m x 3.23m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed dual aspect windows to front and side aspects.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

With fitted carpet flooring, built-in wardrobes, under-cabinet lighting, hand wash basin, radiator and double glazed window to side aspect.

Bedroom Three

12' 3" x 9' 1" (3.73m x 2.77m)

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

Bedroom Four

9' 2" x 9' 1" (2.79m x 2.77m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, fitted carpet flooring, built-in sliding door cupboard, shaver point, spotlights, radiator and double glazed window to side aspect.

Outside

The property sits on an elevated plot, accessed by a hard standing driveway which provides generous off road parking for several vehicles and access to both garages. The remainder of the front is laid to lawn and offers mature shrubberies, offering privacy to the home. Patio pathways offer access to the main entrance and side gate.

The private rear garden is laid predominately to lawn with paved patio seating space and pathways. For garden enthusiasts, the rear is enhanced by numerous shrub beds, plant borders, mature trees, brick pond and greenhouse. The garden is fully enclosed and backs onto church grounds.

Garage 1

With power, lighting, window to side and electric roller door to front aspect.

Garage 2

With power, lighting, built-in shelving, window to rear and up and over door to front aspect.

Agents Note

The pool has had some recent refurbishment and a new chemical (chlorine) system was installed in the last 10 years. However the pool would require further refurbishment work in order to be operational.

The roof on the main house was completely re-roofed in 2017 by a reputable local builder. This did not include the pool room or the flat roofs.

The sellers have advised that the central heating system is not currently in working order.

directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonners Cottage. At the 'give way' junction, bear right onto Washbridge and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Great Oaks Washbridge, Dereham

- NO ONWARD CHAIN!
- Spacious 4 Bedroom Detached House
- Versatile Living Accommodation With Huge Potential
- Offers Scope For Further Improvement And Annexe Potential (Stpp)
- Multi-Functional Indoor Swimming Pool
- Private Rear Garden, Backing Onto Church Grounds
- Ample Off Road Parking And 2 Garages
- Secluded Position, Just Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: D

£375,000



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:
DRM116595 - 0003

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