



**Union Drift, Dereham, NR20 3AZ**

**welcome to**

**Union Drift, Dereham**

**\*\*EXTENDED & RENOVATED\*\*** An immaculate 4 bedroom detached house, offering a private position within easy reach of Dereham town centre. The property boasts open-plan living accommodation with an ultra-modern kitchen, study, utility room, en suite facilities, generous garden, ample parking & garage!



## Description

We are delighted to present to the market this spacious family-sized property, 'tucked away' along this private road, just off the popular Norwich Road within reach of Dereham town centre amenities and facilities. The property sits on a generous 0.2 acre plot (stms) and has undergone significant extension and renovated throughout by the current owners.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, convenient study/home office, dual aspect 20' lounge with central fireplace, bright & airy 24' open-plan dining area, family room, contrasting modern fitted kitchen with integrated appliances, hallway offering utility space with access to the integral garage and cloakroom w.c. This is complemented on the first floor by the master bedroom with en suite shower room, three further great sized bedrooms, and the four piece family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Externally, the property is approached by a large shingle driveway which provides ample off-road parking and access to the 1.5 integral garage. The rear garden is well-proportioned, offering endless space for outdoor activities.

## Entrance Porch

Double glazed external entrance door opening to;

## Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, inset ceiling spotlights, radiator, doors opening to study, lounge and further door opening to the family home.

## Study

10' 4" x 7' 8" ( 3.15m x 2.34m )

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

## Lounge

20' x 10' 4" ( 6.10m x 3.15m )

With fitted carpet flooring, central electric fireplace with decorative surround, inset ceiling spotlights, radiator, dual aspect double glazed windows to front and side aspect with open plan access to;



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## Dining Area

24' 7" x 12' ( 7.49m x 3.66m )

With fitted carpet flooring, inset ceiling spotlights, three radiators, Velux windows, dual French doors opening out to the impressive rear garden and open plan access to family room and kitchen.

## Family Room

13' 7" x 9' 2" ( 4.14m x 2.79m )

With fitted carpet flooring, inset ceiling spotlights, radiator, door opening to the hallway/utility and open plan access to;

## Kitchen

13' 4" x 11' ( 4.06m x 3.35m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting quartz work surfaces and upstands over, undermount 1.5 bowl sink with mixer tap, built-in eye-level electric double oven, inset 5 ring gas hob with tiled splashback and extractor hood over, built-in microwave, integrated dishwasher and fridge freezer, central island with breakfast seating space, tiled flooring, inset ceiling spotlights, radiator and French doors opening again to the rear garden.

## Inner Hallway/Utility Space

With tiled flooring, inset ceiling spotlights, space and plumbing for washing machine, personal door access to the garage and door opening to;

## Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit with ample storage space, tiled flooring, under cabinet lighting, inset ceiling spotlights, cupboard housing boiler and radiator.

## First Floor Landing

With fitted carpet flooring, inset ceiling spotlights, radiator, three double glazed windows overlooking the rear aspect and doors opening to all bedrooms and bathroom.

## Master Bedroom

15' 6" max x 10' 8" max ( 4.72m max x 3.25m max )

With fitted carpet flooring, inset ceiling spotlights, radiator, double glazed window overlooking the front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash vanity unit with ample storage space, tiled walk-in shower, tiled flooring, inset ceiling spotlights, shaver point and radiator.

## Bedroom Two

16' 6" max x 12' 5" max ( 5.03m max x 3.78m max )

With fitted carpet flooring, inset ceiling spotlights, radiator and two double glazed windows overlooking the front aspect.

## Bedroom Three

10' 3" x 9' 9" ( 3.12m x 2.97m )

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window overlooking the rear garden.

## Bedroom Four

13' 8" x 7' 9" ( 4.17m x 2.36m )

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window overlooking the front aspect.

## Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit with ample storage space, panelled bath with tiled splashbacks, tiled walk-in shower, tiled flooring, inset ceiling spotlights, radiator and double glazed obscure glass window to rear aspect.

## External

When approaching the grand property from the private road, you are greeted by an extensive shingle driveway which provides off-road parking for multiple vehicles and access to the 1.5 garage. The remainder of the front offers natural greenery with plant borders and double gates open up to the rear garden. To the enclosed rear aspect of this remarkable property lies a generously sized garden plot, featuring a sprawling lawn with inviting patio areas, ideal for outside entertaining and dining within the warmer months of the year. Surrounding the grounds are attractive plant borders and mature shrubberies, offering a degree of privacy to the home. The remainder of the rear is laid to shingle and convenient storage is provided for gardening necessities and storage space.

## 1.5 Integral Garage

With power, lighting, personal door access from inner hallway and up and over door to front.

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## Union Drift, Dereham

- Extended 4 Bedroom Detached Property, Set On A 0.21 Acre Plot (STMS)
- Undergone Substantial Renovation And Modernisation Throughout
- 20' Lounge And Large Open-Plan Kitchen/Dining/Family Room
- Ground Floor Study And Utility Rooms
- Well-Proportioned, Privately Enclosed Rear Garden
- Extensive Off-Road Parking And Integral Garage
- Flexible Living Space for Multi-Generation Household
- Well-Regarded Location, Close To Local Amenities, Schools And Green Space

Tenure: Freehold EPC Rating: Awaited

**£550,000**



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 inspector(s). Powered by www.focalagent.com



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Property Ref:  
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