



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

**welcome to**

**The Beeches, 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!



### 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/Bedroom Five

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. Suitable for use as a ground floor bedroom.

### 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;

### Dining Area

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

With fitted carpet flooring, inset spotlights in a vaulted ceiling, 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

Impressive space 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, bespoke fitted wardrobe, 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, bespoke fitted wardrobe, 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, bespoke fitted wardrobe, radiator and double glazed window overlooking the front aspect.

### Family Bathroom

Four piece luxury 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, with an 11'2 gap ideal for storing a caravan or motorhome.

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. There is a part brick and part fenced boundary. The remainder of the rear is laid to shingle and convenient storage is provided for gardening necessities and storage space. There is an outside tap, and electricity for convenience and to help tend this lovely garden.

### 1.5 Integral Garage

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

### directions to this property:

From William H Brown Dereham office, proceed to the War Memorial and bear right onto Wellington Road. Proceed along and at the next set of traffic lights, continue onto Neatherd Road. Bear around to the right by Neatherd Moor onto Crown Road and at the next t-junction, turn left onto Norwich Road. Pass the Fire Station and High School and take the left hand turn into Union Drift where the property can be found on the right hand side.



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welcome to

## The Beeches 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 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: D

guide price

**£500,000 - £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 inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116682 - 0006

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