



Stone Road, Dereham, NR19 1LJ

welcome to

Stone Road, Dereham

Refurbished Detached Bungalow with Planning Permission and improved EPC rating: C! Boasting a Dual-Aspect Living Room, Modern Kitchen and Bathroom, Three Double Bedrooms, Ample Off-Road Parking, Detached Garage and Generously-Proportioned Rear Garden Backing onto Fields!



Description

William H Brown are pleased to offer a refurbished detached bungalow in a prime, non-estate location within Toftwood. The property is set back from the road and there is ample off-road parking, as well as a driveway that leads to the detached tandem garage, which is offset to the side and rear. There is also a stunning lawned garden which backs onto the fen.

This fantastic property boasts an improved EPC rating, highlighting its energy efficiency and providing potential buyers with reduced utility costs and a lower environmental impact.

Internally, the accommodation comprises a spacious dual-aspect living room, the three double bedrooms and the family bathroom. The layout is ideal for families, with the bedrooms being on one side, and the living accommodation on the other. The property features a modern kitchen/breakfast room. There is also full planning for a single storey extension which would see the kitchen open into a stunning family room with a utility room. It also allows for the re-siting and rebuilding of the garage. The planning reference can be found on the Breckland Planning Portal under 3PL/2024/0047/HOU.

Coupled with the accommodation, the property further benefits from gas fired central heating - with the boiler only 2 years old, and double glazed windows throughout.

Whether you are looking to downsize, find a family home or look for something to extend and grow around you, this is the property for you!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, built-in storage cupboard with loft access, radiator and doors opening to all rooms.

Lounge

13' 2" x 12' (4.01m x 3.66m)
Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspects.

Kitchen/Breakfast Room

13' 3" x 9' 8" (4.04m x 2.95m)
A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with mixer tap, built-in electric double oven, inset gas hob with splashback and extractor hood over, integrated dishwasher, utility space with space for free standing fridge freezer and plumbing available for washing machine, tiled flooring, plinth heater, built-in storage cupboard, radiator, double glazed windows to rear aspect and double glazed external door opening to the rear garden.

Bedroom One

14' 8" x 10' 1" (4.47m x 3.07m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

13' 8" x 10' 3" (4.17m x 3.12m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road on a descending plot and is approached by a large shingle driveway which provides ample off road parking for multiple vehicles and offers access to the large tandem garage. Timber fencing, decorative brick wall and mature shrubs partially enclose the home, adding a touch of privacy and security.

To the rear aspect of this remarkable property lies a generously sized, elevated garden plot, featuring a sprawling lawn, shingle space and inviting patio seating area, offering endless possibilities for outdoor activities and enjoyment. Surrounding the rear are mature shrubberies, offering privacy and further access is provided to the tandem garage.

Tandem Garage

With power, lighting, storage room to rear, windows to side and rear aspects and double doors to front aspect.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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welcome to

Stone Road, Dereham

- Improved And Modernised 3 Double Bedroom Detached Bungalow
- Improved EPC Rating C For Energy Saving
- Modern Fitted Kitchen And Bathroom
- Superb Rear Garden Backing Onto Fen
- Planning Permission for Family Room Extension and Movement Of Garage
- Extensive Off-Road Parking And Tandem Garage
- Non-Estate, Desirable Location

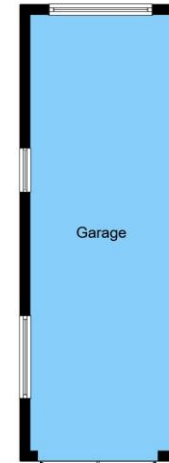
Tenure: Freehold EPC Rating: C

guide price

£375,000 - £400,000



Floor Plan



Garage

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:
DRM115719 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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