



**Greenfields Road, Dereham, NR20 3TE**



**welcome to**

**Greenfields Road, Dereham**

\*Chain Free\* A spacious family home including self contained annexe! A fantastic 4 double bedroom property, located within a desirable development close to local amenities. Boasting 3 reception rooms, conservatory, fitted kitchen with separate utility, enclosed rear garden & ample off-road parking.



## The Accommodation

The property sits on a favourable plot, close to the picturesque windmill and provides ample off road parking via a shingle driveway, together with flower and shrub borders. An external entrance door opens to;

### Entrance Hall

With wood effect flooring, radiator, stairs to first floor landing, storage cupboard x 2.

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### Living Room

20' 3" x 12' 3" ( 6.17m x 3.73m )

With fitted carpet flooring, central gas fire place, radiator, double glazed window to front aspect, double glazed, double glazed sliding doors opening to;

### Conservatory

10' 5" x 10' 5" ( 3.17m x 3.17m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding, double glazed French style doors opening to the rear garden

### Utility Room

6' 11" x 6' 4" ( 2.11m x 1.93m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer, tiled splashbacks, plumbing available for washing machine, dish washer and tiled flooring, double glazed door to side.

### Dining Room

12' 7" x 10' 5" ( 3.84m x 3.17m )

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

### Kitchen

12' 6" x 9' 7" ( 3.81m x 2.92m )

A range of wall and base units with complementary rolled edge work surfaces over and upstands, inset sink bowl with mixer tap, built-in eye-level double electric oven, inset gas hob with tiled splashback and extractor hood over, plumbing available for dishwasher, space for fridge, tiled flooring, radiator and double glazed dual aspect double glazed windows to rear aspect.

### First Floor Landing

With fitted carpet flooring, radiator, double glazed window to front, loft access.

### Master Bedroom

13' x 12' 4" ( 3.96m x 3.76m )

With fitted carpet flooring, built-in wardrobes, radiator, dual aspect double glazed windows to side and rear aspects, and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, paneled bath, part tiled walls, tiled flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

### Bedroom Two

12' 8" x 12' 4" ( 3.86m x 3.76m )

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

### Bedroom Three

10' 6" x 9' 8" ( 3.20m x 2.95m )

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

### Bedroom Four

12' 2" x 7' 2" ( 3.71m x 2.18m )

With wood effect flooring, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, tiled flooring, inset ceiling spotlights, heated towel rail, double glazed obscure glass window to front aspect and airing cupboard with hot water tank.

### Rear Garden

The garden is fully enclosed which is mainly laid with lawn with a brick weave seating area perfect for al-fresco dining and entertaining. There is a variety of mature shrubs and trees throughout with gate access to the front with timber built storage shed.

### Front Area

To the front of the property is ample off road parking with a variety of mature shrubs and trees, this also gives access to the self contained access.

### Annex Description

#### Sitting Room

12' 9" x 12' 6" ( 3.89m x 3.81m )

With wood effect flooring, radiator, double glazed window with front aspect, double glazed double doors with side aspect.

#### Kitchen

9' 5" x 5' 4" ( 2.87m x 1.63m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled flooring, space for electric cooker, space for fridge freezer, double glazed window with side aspect, double glazed double doors with rear aspect.

#### Bedroom

12' 3" x 8' 4" ( 3.73m x 2.54m )

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

#### En Suite

A three piece suite comprising low level W.C., hand wash basin set within a vanity unit, shower cubicle, tiled flooring and heated towel rail.



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welcome to

## Greenfields Road, Dereham

- Executive 4 Double Bedroom Detached Home
- Self Contained 1 Bedroom Annexe
- 3 Reception Rooms + Conservatory
- Master Bedroom En Suite
- Generously-Proportioned Gardens and Ample Off-Road Parking
- Popular Location, Close By To Local Amenities
- No Onward Chain!

Tenure: Freehold EPC Rating: D



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

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116841 - 0003

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