



**Norwich Road, Dereham, NR20 3AY**



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## **Norwich Road, Dereham**

Substantial family home situated in the popular market town of Dereham with ample off road parking and generous gardens. Four double bedrooms and two reception rooms, conservatory and separate study. The garden is fully enclosed and benefits from a seating area and pond.



## The Accommodation

### Entrance Hall

Door to front, wood flooring, radiator, stairs to first floor landing, storage cupboards.

### Cloakroom

Suite comprising low level w.c, hand wash basin, tiled splashbacks, separate shower, tiled flooring and window to side aspect x 2.

### Lounge

16' 9" x 13' 6" ( 5.11m x 4.11m )  
Wood flooring, two radiators, central fireplace, double glazed double doors to rear.

### Reception Room

16' 6" x 11' 6" ( 5.03m x 3.51m )  
Wood flooring, radiator, secondary glazed window to front aspect, sliding doors to conservatory.

### Conservatory

12' x 12' ( 3.66m x 3.66m )  
UPVC and brick build, tiled flooring double glazed windows surround, double glazed door to side.

### Study

6' 6" x 6' ( 1.98m x 1.83m )  
Tiled flooring, radiator, window to rear aspect.

### Kitchen

13' 6" x 11' 8" ( 4.11m x 3.56m )  
Range of wall and base level units, complementary rolled edged work surfaces, inset stainless steel 1.5 sink, space for electric cooker, wood flooring, radiator, secondary glazing window to both front and side aspects.

### Utility Room

11' 7" x 5' 4" ( 3.53m x 1.63m )  
Range of wall and base level units, complementary rolled edged work surfaces, inset stainless steel 1.5 sink, tiled flooring, space for washing machine, walk in lada, window to side, door to rear.

### First Floor Landing

Wood flooring on stairs, secondary glazed window with side and front aspects, porthole window with front aspect, fitted carpet on the landing, two storage cupboards, radiator.

### Master Bedroom

18' 6" x 11' 7" ( 5.64m x 3.53m )  
Wood flooring, radiator, secondary glazed window to front and side aspects, fitted wardrobes.

### Bedroom 2

13' 9" x 12' 5" ( 4.19m x 3.78m )  
Fitted carpet, radiator, window with rear aspect, fitted wardrobes, feature fireplace.

### Bedroom 3

13' x 11' ( 3.96m x 3.35m )  
Wood flooring, radiator, double glazed window to rear and side aspects, hand wash basin set within vanity unit.

### Bedroom 4

9' 5" x 9' 2" ( 2.87m x 2.79m )  
Fitted carpet, radiator, secondary glazed window with front aspect.

### Bathroom

Two piece suite, paneled bath with shower over, hand wash basin set within vanity unit, fitted carpet, radiator, window to side.

### W.C.

Two piece suite, low level W.C., wall hung hand wash basin, fitted carpet, radiator, window to side.

### Outside

The rear garden is fully enclosed and laid mainly with lawn, further benefits from a variety of mature shrubs and trees, a seating area for al-fresco dining and entertaining and a pond. There is access to the garage and the front of the property.

To the front of the property there is ample off road parking with a driveway laid with shingle, there is adjacent garden area which is laid with lawn and a variety of mature shrubs.

### Garage

Double doors to front, power and lighting.

### Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre.



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## **Norwich Road, Dereham**

- Substantial Family Home
- Two Reception Rooms with Study
- Four Double Bedrooms
- Ample Off Road Parking
- Generous Gardens
- Character Features
- Non-Estate Position
- Close to Local Amenities

Tenure: Freehold EPC Rating: D

**£499,995**



Please note the marker reflects the postcode not the actual property

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