



Foxglove Drive, Dereham, NR20 3SQ

welcome to

Foxglove Drive, Dereham

A delightful 4 bedroom detached house, located within a sought-after development, close to Dereham town centre. This immaculate home offers versatile and spacious living accommodation with 3 reception rooms, utility room, 2 en suites, extensive front and rear gardens, driveway & large double garage.



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, underfloor heating, stairs rising to first floor landing, under stairs storage cupboard, further built-in storage cupboard, doors opening to lounge, dining room, kitchen, study and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashback, tiled flooring and underfloor heating.

Lounge

21' 2" x 13' 1" (6.45m x 3.99m)

Triple aspect room with fitted carpet flooring, underfloor heating, central gas fireplace with marble hearth and wooden surround, wall lights, double glazed windows to front and side aspects, and double glazed patio doors opening to the rear garden.

Dining Room

11' 8" x 11' 6" (3.56m x 3.51m)

Tiled flooring, underfloor heating and double glazed patio doors opening to the rear garden.

Kitchen/Breakfast Room

14' 3" x 11' 7" (4.34m x 3.53m)

A comprehensive range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl ceramic sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset gas hob with concealed extractor, space for dishwasher, space for fridge, space for freezer, tiled flooring, underfloor heating, under-cabinet lighting, inset ceiling spotlights, water softener, dual aspect double glazed windows to side and rear aspects, and door opening to;

Utility Room

8' 4" x 5' 7" (2.54m x 1.70m)

A range of floor mounted units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space for washing machine and tumble dryer or under counter freezer, wall mounted boiler, tiled flooring, underfloor heating, double glazed window to side aspect, and double glazed external door opening to the side aspect.



Study

11' 8" x 11' 2" (3.56m x 3.40m)

Tiled flooring, underfloor heating, dual aspect double glazed windows to front and side aspects.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access (bordered with ladder access, power & lighting), radiator, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Principal Bedroom

13' 7" x 11' 8" (4.14m x 3.56m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to rear aspect and door opening to;

En Suite

Four piece suite comprising low level w.c, hand wash vanity unit, bidet, walk-in shower cubicle, part tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

Four piece suite comprising low level w.c, hand wash vanity unit, bidet, walk-in shower cubicle, part tiled walls, fitted carpet flooring and radiator.

Bedroom Three

10' 6" x 13' 4" (3.20m x 4.06m)

Currently used as a studio measuring 21'2 x 13'4 with fitted carpet flooring, two radiators and double glazed windows to front and rear aspects. However when dividing wall is reinstated, the bedroom with measure 10'6 x 13'4 and will comprise fitted carpet flooring, one radiator and double glazed window to rear aspect.

Bedroom Four

10' 6" x 13' 4" (3.20m x 4.06m)

This bedroom will mirror bedroom three in size and will benefit from fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to rear aspect.

External

This home sits within a desirable location and is approached by a brickweave driveway, which provides off-road parking space and access to the double garage. Adjacent to the garage is the walled front garden with gate, laid to lawns with shrubs and mature flower beds, and footpaths leading to the front door and side of house access.

Step outside to discover the impressive rear garden, featuring sprawling lawn and perfect for outdoor enthusiasts and relaxation seekers alike. This great-sized rear garden features a variety of mature plants, creating a picturesque backdrop throughout the seasons. The well designed patio area features a pergola, a brick-built barbecue and is ideal for summer gatherings and entertaining.

The majestic weeping willow tree offers shade and character, and the property is fully enclosed for privacy by timber fencing.

Double Garage

21' 5" x 17' 4" (6.53m x 5.28m)

Power, lighting, storage above, personal door access to front and up and over doors to front.

Agents Note

The vendor has confirmed that between the exchange of contracts and completion of a sale the wall between bedroom three and bedroom four will have the non load bearing partition wall reinstated within the agreed sales price and all decoration will be made good.

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welcome to

Foxglove Drive, Dereham

- Executive 4 Bedroom Detached Family-Sized House
- Four Large Double Bedrooms, Two With En Suites And Built-In Mirror Wardrobes
- Well-Equipped Kitchen/Breakfast Room With Separate Utility
- Separate Dining Room, Generous Lounge And Study/Home Office
- Gas Fired Heating, Double Glazed Windows And Underfloor Heating
- Beautiful Gardens, Perfect For Outdoor Entertaining
- Driveway Parking And Double Garage
- Highly-Regarded Development, Close To Local Amenities

Tenure: Freehold EPC Rating: C

£475,000



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:
DRM116592 - 0005

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