



**Neatherd Road, Dereham, NR19 2AE**

**welcome to**

**Neatherd Road, Dereham**

>> VIEW NOW! A spacious detached house, occupying a non-estate position within easy walking distance of town centre. Boasting a bay-fronted lounge, open-plan kitchen/diner, utility & study rooms, en suite, versatile home office - perfect for those working from home, gardens, ample parking & garage!!



## Description

We are excited to present to the market this well-presented and flexible detached family home, privately located within convenient access of Dereham town centre amenities, facilities, bus routes and schools.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall, bay-fronted lounge with central fireplace, formal dining room with open-plan access to the well-appointed kitchen, separate utility room and study/4th bedroom with external door to side aspect. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further great-sized bedrooms and the family bathroom suite.

Externally, the property is screened from the road for extra privacy and is approached by a brickweave driveway which provides ample off-road parking for the whole family, along with a five-bar gate which opens to the single garage. To the rear, there is an enclosed rear garden complemented by lawn and patio, with access to the external cloakroom and versatile home office, perfect for those working from home or those seeking space a different scenery for improved focus. Coupled with the accommodation, the property further benefits from oil fired heating and double glazed windows throughout. The home also offers a fantastic opportunity to create an annexe downstairs by converting the study to a bedroom and converting part of the large utility room into an en-suite.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, double glazed obscure glass windows to front aspect, door opening to dining room, study and further door opening to;

### Lounge

15' 9" x 14' 9" ( 4.80m x 4.50m )

Wooden flooring, central gas fireplace with marble hearth, inset ceiling spotlights, radiator and double glazed bay window to front aspect.

### Dining Room

13' 3" x 12' ( 4.04m x 3.66m )

Tiled flooring, radiator and open-plan access to;

### Kitchen

12' 4" x 11' 4" ( 3.76m x 3.45m )

A contrasting range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset double sink with mixer tap, built-in eye-level electric oven, inset electric hob with splashback and extractor hood over, integrated dishwasher, space for free standing fridge freezer, tiled flooring, inset ceiling spotlights, heated towel rail, double glazed window to rear aspect, double glazed external door opening to the rear garden, and door opening to;

### Utility Room

12' 4" x 11' 6" ( 3.76m x 3.51m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, space for further free standing fridge freezer, space for washing machine, built-in storage cupboard, airing cupboard housing hot water tank and double glazed window to side aspect.

### Study/Bedroom 4

10' 10" x 9' 8" ( 3.30m x 2.95m )

Tiled flooring, radiator, double glazed window to side aspect and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

### Master Bedroom

15' 3" x 14' 9" ( 4.65m x 4.50m )

Wood effect flooring, built-in wardrobes, inset ceiling spotlights, radiator, double glazed window to front aspect.

### En Suite

Three piece suite comprising low level w.c, hand wash basin, walk-in tiled shower cubicle, vinyl flooring, heated towel rail and Velux window.

### Bedroom Two

13' 3" x 11' 8" ( 4.04m x 3.56m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Three

10' 6" x 9' 10" ( 3.20m x 3.00m )

Fitted carpet flooring, radiator and double glazed window to side aspect.

### Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass windows to front and side aspects.

### Outside

The property is set back from the road and screened by the road by brick walling and mature hedging, creating a level of privacy to the home. A large brickweave driveway provides ample off-road parking for multiple vehicles and a five-bar gate provides access to the single garage and rear garden. Stepping out to the privately-enclosed rear, the garden is laid predominantly to well-tended lawn with charming patio areas, ideal for al-fresco dining, outside entertaining and relaxing during the warmer months of the year. Personal door access is provided to the garage to ease, gated access leads to the front aspect with door opening to the external cloakroom, alongside access to the convenient external office.

### External Cloakroom

One piece suite comprising low level w.c and tiled flooring,

### Home Office

Fully insulated with power, lighting and double glazed doors to front.

### Garage

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

### Agents Note

Please note that the owner of this property is a builder and is open to discussing any adjustments or modifications that potential buyers may wish to make.



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## Neatherd Road, Dereham

- Well-Proportioned 3 Bedroom Detached House
- Fitted Kitchen/Dining Room With Separate Utility
- Bay-Fronted Lounge And Study Room/4th Bedroom
- Master Bedroom With En Suite
- Versatile Accommodation With External Home Office
- Enclosed Rear Garden, Ample Off-Road Parking And Garage
- Non-Estate Position, Close To Town Centre

Tenure: Freehold EPC Rating: E

guide price

**£425,000 - £450,000**



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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