



Spelmans Meadow, St. Hilda Road, Dereham, NR19 2SL

welcome to

Spelmans Meadow, St. Hilda Road, Dereham

An extended 5 bedroom detached home, beautifully-presented throughout, and occupying a fantastic position within walking distance of town centre. Boasting a triple aspect lounge, modern fitted kitchen, utility, 2 en suites, versatile ground floor bedroom, gardens, ample parking, garage & more!!



The Accommodation

Access to the house is gained via a ramp that leads to a double glazed external entrance door which opens to;

Entrance Porch

Fitted door mat and door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to the lounge, dining room, kitchen, and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, vinyl flooring and radiator.

Lounge

15' 8" x 15' 4" (4.78m x 4.67m)

Triple aspect room with fitted carpet flooring, open fireplace with brick hearth and surround, wall lights, ceiling fan, fitted blinds, two radiators, double glazed windows to side aspects and double glazed sliding doors opening to the front aspect.

Dining Room

12' 9" max x 11' 4" (3.89m max x 3.45m)

Fitted carpet flooring, serving hatch to kitchen, radiator and double glazed bay window to side aspect.

Kitchen

11' 4" x 7' 4" (3.45m x 2.24m)

A modern range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset induction hob, integrated dishwasher, space for fridge, vinyl flooring, double glazed window to front aspect and door opening to;

Inner Hallway

Vinyl flooring, double glazed external door opening to the rear aspect, door opening to bedroom five/study and further door opening to;

Utility Room

Space for washing machine, space for tumble dryer, space for free standing fridge freezer, wall-mounted boiler, tiled splashbacks, tiled flooring and double glazed window to front aspect.

Bedroom Five/Study

14' 8" max x 10' 8" max (4.47m max x 3.25m max)

Dual aspect room with fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, shaver point, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring, loft access, radiator, double glazed window to side aspect and doors opening to remaining bedrooms and family bathroom.

Principal Bedroom

15' 9" x 13' (4.80m x 3.96m)

Triple aspect room with fitted carpet flooring, built-in wardrobes, two radiators, double glazed windows to front and side aspects, and door opening to;

En Suite

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

Bedroom Two

13' 2" x 11' 6" (4.01m x 3.51m)

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

Bedroom Three

12' 2" x 7' 8" (3.71m x 2.34m)

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

Bedroom Four

11' 5" x 7' 8" (3.48m x 2.34m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to side aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in corner shower cubicle, tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property sits on a generous plot and is approached by a slopping tarmac driveway which lays to the side and front of the property, providing ample off-road parking and access to the detached garage. The remainder of the frontage is laid to shingle, for ease of maintenance, with numerous plant borders, brick walling and hedging which offers privacy.

The L- shaped drive leads down the side of the property which in turn opens into the well-proportioned, enclosed rear. The garden is laid predominantly to well-tended lawn and enhanced by patio, offering space for outside entertaining, dining and relaxing within the warmer months of the year. The sloping garden further offers numerous flower beds, mature shrubs and a convenient timber storage shed. Personal access door opens to;

Detached Garage

Equipped with power, lighting, double glazed window to rear and electric roller garage door.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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. Dereham 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

Spelmans Meadow, St. Hilda Road, Dereham

- Substantial And Versatile 5 Bedroom Detached House
- Perfect For Multi-Generational Living
- Modern Fitted Kitchen And Separate Utility
- Cloakroom, 2 En Suites And Family Bathroom
- Private And Spacious Rear Garden
- Ample Off-Road Parking And Detached Garage
- Easy Access To Dereham Town Centre

Tenure: Freehold EPC Rating: D

guide price

£400,000 - £425,000



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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