



**Foundry Close, Foulsham, Dereham, NR20 5TJ**

**welcome to**

**Foundry Close, Foulsham, Dereham**

> CALLING FIRST TIME BUYERS & INVESTORS! Introducing this well-presented 1 double bedroom semi-detached house, located in a popular development within the picturesque village of Foulsham. Offered for sale with NO ONWARD CHAIN, the home further offers a fitted kitchen, bathroom & enclosed garden!!





## Description

We are excited to present to the market this 1 double bedroom semi-detached house, located within a compact development with local amenities available. Foulsham is a quiet, historic village in the heart of the North Norfolk countryside, offering idyllic scenery and convenient bus routes.

In brief, the internal ground floor accommodation comprises; entrance porch, lounge with stairs rising to the first floor landing and a kitchen with space for a range of appliances and external access to the rear aspect. This is complemented on the first floor by a double bedroom and a three-piece bathroom suite. Outside, the property enjoys an enclosed rear garden laid to lawn and patio. Coupled with the accommodation, the property further benefits from economy 7 storage heating and double glazed windows.

Offered for sale with NO ONWARD CHAIN, and appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Fitted carpet flooring and door opening to;

### Lounge

12' 1" x 11' 2" ( 3.68m x 3.40m )

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage space, electric storage heater and door opening to;

### Kitchen

12' 1" x 5' 9" ( 3.68m x 1.75m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, space for fridge freezer, space for washing machine, wood effect flooring, two double glazed windows to rear aspect and double glazed external door opening to the side aspect.

## First Floor Landing

Fitted carpet flooring, airing cupboard, built-in storage cupboard and doors opening to the bedroom and bathroom.

### Bedroom

12' 1" x 8' 9" ( 3.68m x 2.67m )

Fitted carpet flooring, electric storage heater and double glazed window to front aspect.

### Bathroom

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

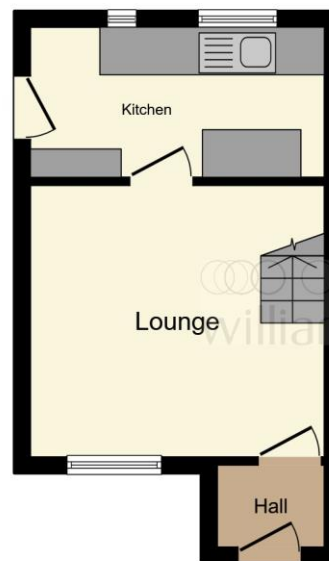
## Outside

The front of the home is laid to patio, for ease of maintenance, and features a range of plant beds for an added touch of greenery. Paved access leads to the main entrance.

The rear garden is laid predominately to lawn with paved patio seating areas, ideal for outside entertaining, together with mature shrubberies, timber storage shed, gated access to the front and timber fencing enclosing the home for privacy.

## Location

Foulsham is a village and civil parish in the county of Norfolk. The village is 11.4 miles from the historic market town of Dereham, 19.6 miles from Cromer and 17.7 miles from the City of Norwich. Dereham itself boasts a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. Dereham offers 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.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## **Foundry Close, Foulsham, Dereham**

- NO ONWARD CHAIN
- 1 Double Bedroom Semi-Detached House
- Well-Presented Throughout
- Fitted Kitchen And Bathroom
- Economy 7 Storage Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Sought-After Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of

**£140,000**



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Property Ref:  
DRM116910 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **directions to this property:**

Upon entering Foulsham from the Dereham/Norwich to Fakenham Road, proceed into the village, follow the road until reaching Foundry Close on the left, turn left and the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property



**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



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