



Highfield Close, Foulsham, Dereham, NR20 5SW

welcome to

Highfield Close, Foulsham, Dereham

>> NO ONWARD CHAIN! A sizeable 3 bedroom semi-detached house, located within the sought-after village of Foulsham with beautiful field views to the rear. Boasting a fitted kitchen/breakfast room 22' lounge/family room, low-maintenance rear garden, driveway & integral garage!



Description

We are excited to present to the market this well-presented 3 bedroom semi-detached house, located within a quiet cul-de-sac in the desirable village of Foulsham with local amenities close by.

In brief, the internal ground floor accommodation comprises; entrance porch, fitted kitchen/breakfast room with space for a range of appliances, inner hallway with stairs rising to first floor, spacious open-plan lounge/family room complemented by a corner log burner - perfect for the colder months, rear lobby with personal door access to the garage and a cloakroom w.c. This is complemented on the first floor by three bedrooms and the family bathroom suite.

Outside, a brickweave driveway provides an off-road parking space and access to the integral garage, together with an enclosed, low-maintenance rear garden which enjoys stunning field views, offering peace and a true sense of countryside living. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN, internal and external viewings are highly recommended!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, radiator and door opening to;

Kitchen/Breakfast Room

15' 4" x 8' 7" (4.67m x 2.62m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for electric oven with concealed extractor over, space for American fridge freezer, space for washing machine, airing cupboard housing hot water tank, tiled flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and door opening to;

Inner Hallway

Stairs rising to first floor landing and door opening to;

Lounge/Family Room

22' 4" x 15' 3" (6.81m x 4.65m)

Fitted carpet flooring, corner log burner, wall lights, two radiators, double glazed patio doors opening to the rear garden and door opening to;

Rear Lobby

Tiled flooring, radiator, double glazed external door opening to the rear garden, personal door to integral garage and further door to;

Cloakroom

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

First Floor Landing

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

Bedroom One

10' 7" x 10' 5" (3.23m x 3.17m)

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

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

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

Bedroom Three

7' 6" x 6' 1" (2.29m x 1.85m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Outside

To the side of the property, there is a brickweave driveway which provides an off-road parking space and access to the integral garage, offering convenient access directly into the home. The frontage further boasts a low-maintenance shingle bed for added texture and a pathway leading to the main entrance.

Stepping out to the privately-enclosed rear, the garden is laid predominantly to shingle, for ease of maintenance, together with a paved patio seating area, ideal for outside entertaining and dining. The garden is further enhanced by shrub borders, for an added touch of greenery and a timber storage shed. The garden further benefits from far-reaching field views.

Integral Garage

18' 6" x 8' 1" (5.64m x 2.46m)

Power, lighting, personal door from rear lobby and up and over door to front.

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.

directions to this property:

Upon entering the village of Foulsham from the Dereham direction, proceed to the far end of the village bearing left where the road forks, taking the first left hand turn. Continue along this road, take the right hand turn into Highfield Road, taking the first left hand turn into Highfield Close. Follow the road around to the left where the property can be found on the right hand side.



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welcome to

Highfield Close, Foulsham, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Semi-Detached House
- Open-Plan Lounge/Family Room
- Cloakroom W.C And Family Bathroom
- Enclosed, Low-Maintenance Garden
- Stunning, Far-Reaching Field Views
- Driveway Parking And Integral Garage
- Quiet, Historic Village Setting

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

£250,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM109840 - 0002

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