



**Wisteria Close, Dereham, NR20 3TD**

**welcome to**

**Wisteria Close, Dereham**

Step inside this substantial family-sized detached home, located within a sought-after development, just walking distance of nearby amenities. The delightful home boasts 3 reception rooms, kitchen/breakfast room, utility, en suite, well-established rear garden, driveway & double garage!



## Description

William H Brown are excited to present to the market this well-proportioned, executive detached house, located within half a mile of Dereham town centre amenities and facilities. Nestled within an executive development, the home is well-presented throughout and offers an abundance of built-in storage space.

Briefly, the internal ground floor accommodation comprises; grand entrance hall with stairs rising to the first floor landing, cloakroom w.c, charming lounge with feature fireplace, formal dining room, versatile study room with adaptable use as a home office or playroom, fitted kitchen/breakfast room and a convenient separate utility room. This is complemented on the first floor by the master bedroom with en suite bathroom, three further good-sized bedrooms, and the modern family shower room.

Outside, the property is screened for privacy, approached by a shingle driveway providing ample off-road parking and access to the garage. To the rear, there is a well-established, enclosed garden, providing a delightful blend of greenery and functionality, ideal for families and garden enthusiasts alike. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Internal viewing is essential to fully appreciate the size and location of the accommodation offered for sale.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stair storage cupboard, radiator, double glazed obscure glass window to front aspect, doors opening to lounge, dining room, study, kitchen and further door to;

### Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### Lounge

15' 8" x 14' 5" ( 4.78m x 4.39m )

Fitted carpet flooring, central feature fireplace with tiled hearth and exposed brick surround, wall lights, radiator and double glazing sliding patio doors opening to the rear garden.

### Dining Room

12' 7" x 9' 9" ( 3.84m x 2.97m )

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

### Study

11' 5" x 8' 11" ( 3.48m x 2.72m )

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

### Kitchen/Breakfast Room

15' 8" x 10' 1" ( 4.78m x 3.07m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric oven, concealed extractor, wall-mounted boiler, tiled effect flooring, radiator, double glazed window to rear aspect and door opening to;

### Utility Room

8' 9" x 8' 4" ( 2.67m x 2.54m )

A further range of base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled effect flooring, radiator, double glazed window to front aspect and door opening to the integral double garage.

### First Floor Landing

Fitted carpet flooring, airing cupboard, loft access, double glazed window to front aspect and doors opening to all bedrooms and family shower room.

### Master Bedroom

12' 5" x 9' 9" ( 3.78m x 2.97m )

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

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, wood effect flooring, shaver point, radiator and double glazed obscure glass window to front aspect.

### Bedroom Two

12' x 9' 4" ( 3.66m x 2.84m )

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

### Bedroom Three

9' 5" x 7' 9" ( 2.87m x 2.36m )

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

### Bedroom Four

12' 1" x 7' 1" ( 3.68m x 2.16m )

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

### Family Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in corner shower cubicle, tiled effect flooring, radiator and Velux window.

### Outside

The home enjoys a secluded position, thoughtfully screened by mature hedging for optimal privacy. A shingle driveway leads up to the property, offering sufficient off-road parking and direct access to the double garage. The frontage further features lawn space accented with shrub beds, together with a paved pathway leading to the main entrance. The property boasts a generously sized rear garden, fully enclosed by fencing and mature trees, offering both privacy and a peaceful outdoor retreat. The garden is thoughtfully designed, featuring a well-maintained lawn, a patio seating area perfect for alfresco dining or entertaining, and an abundance of mature plants and shrubs that beautifully outline the space.

### Integral Double Garage

17' 3" x 16' 8" ( 5.26m x 5.08m )

Power, lighting, window to rear aspect, external door to rear aspect and up and over door to front aspect.



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## Wisteria Close, Dereham

- Executive 4 Bedroom Detached House
- Multiple Reception Rooms With Adaptable Use
- Well-Appointed Kitchen/Breakfast Room And Separate Utility
- Cloakroom, En Suite And Modern Shower Room
- Ample Storage Space Throughout
- Private, Delightful Rear Garden, Perfect For Entertaining
- Ample Parking And Double Garage
- Highly-Regarded Position, Close To Town Centre

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

**£425,000**



Total floor area 171.8 m<sup>2</sup> (1,849 sq.ft.) approx

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:  
DRM107818 - 0002

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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.



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