



**Norwich Road, Dereham, NR20 3AY**

**welcome to**

## **Norwich Road, Dereham**

An impressive, spacious 5 bedroom detached family-sized house, occupying a cul-de-sac position towards the edge of Dereham. The home boasts an open-plan lounge/diner, fitted kitchen, separate utility, versatile study, ground floor shower room, en suite, south-east facing garden & ample parking!!



## Description

We are delighted to offer to the market this extensive 5 bedroom detached house, occupying a cul-de-sac position within an executive development of just a handful of homes. The property sits on the outskirts of Dereham, still within reach of local amenities.

Briefly, the ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, welcoming lounge with Victorian fireplace, dining area with sliding doors opening to the rear garden, fitted kitchen, separate utility room, versatile study/home office potential and shower room. This is complemented on the first floor by the master bedroom with en suite shower room, four further great sized bedrooms and a family bathroom.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, the property boasts a large shingle driveway which provides ample off-road parking and access to the single garage for additional storage. The generous rear garden is privately-enclosed and provides space for outdoor activities and entertaining.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

## The Accommodation

UPVC double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, UPVC double glazed window to front aspect and doors opening to all ground floor rooms.

### Lounge

17' 2" x 13' ( 5.23m x 3.96m )

Fitted carpet flooring, central Victorian fireplace with surround, television point, radiator, UPVC double glazed window to front aspect and archway opening to;

### Dining Area

13' x 9' 8" ( 3.96m x 2.95m )

Fitted carpet flooring, radiator, UPVC double glazed sliding doors to rear aspect and door opening to;

### Kitchen

14' 5" x 9' 8" ( 4.39m x 2.95m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric oven, space for fridge/freezer, space for dishwasher, tiled flooring, radiator, UPVC double glazed windows to rear aspect and door opening to;

### Utility Room

9' 6" x 8' 1" ( 2.90m x 2.46m )

A further range of base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for fridge/freezer, plumbing available for washing machine, tiled flooring, UPVC double glazed window to rear aspect and UPVC double glazed door opening to the rear garden.

### Study

11' 10" x 8' 4" ( 3.61m x 2.54m )

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

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring and radiator.

### First Floor Landing

Fitted carpet flooring, airing cupboard, radiator, UPVC double glazed window to front aspect and doors opening to all bedrooms and bathroom.

### Master Bedroom

13' max x 11' 8" ( 3.96m max x 3.56m )

Fitted carpet flooring, television point, radiator, UPVC double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring, radiator and UPVC double glazed obscure glass window to side aspect.

### Bedroom Two

11' 8" max x 9' 8" ( 3.56m max x 2.95m )

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

### Bedroom Three

14' 6" x 8' 1" ( 4.42m x 2.46m )

Fitted carpet flooring, radiator and Velux windows to front and rear aspects.

### Bedroom Four

10' 3" x 8' 4" ( 3.12m x 2.54m )

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

### Bedroom Five

10' x 8' 4" ( 3.05m x 2.54m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower attachment, part tiled walls, fitted carpet flooring, radiator and UPVC double glazed window to rear aspect.

### Outside

Tucked away at the bottom of an exclusive development of just a handful of executive homes, this property enjoys a prime, private position. The exterior boasts a shingle driveway providing ample off-road parking, along with a single garage. The remainder of the front is laid to lawn, complemented by established shrubs and planting. Step outside to an enclosed rear garden, offering a private outdoor retreat. The space features a well-kept lawn, a patio area ideal for outdoor dining or relaxing, shrub beds, and a raised hill section that adds depth to the garden. This elevated area is bordered by mature trees, providing a natural screening. There is also a timber storage shed for added convenience.

### Garage

Power, light, 2/3 boarded with ladder access and up and over door.



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## Norwich Road, Dereham

- VIEWINGS ADVISED!
- Substantial 5 Bedroom Detached House
- Open-Plan Lounge/Dining Area
- Adaptable Study Room/Home Office
- Ground Floor Shower Room, Master En Suite & Family Bathroom
- Private, South-East Facing Rear Garden
- Extensive Off-Road Parking And Garage
- Peaceful Cul-De-Sac Position, On The Outskirts Of Dereham

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£425,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117411 - 0003

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william h brown



**01362 692238**



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



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](http://williamhbrown.co.uk)