



Town Lane, Garvestone, Norwich, NR9 4QR

welcome to

Town Lane, Garvestone, Norwich

Spacious 4-bed detached home on a private glorious plot in a peaceful village setting. Boasting 4 reception rooms with versatile use, kitchen/breakfast room, separate utility, master bedroom en suite, expansive garden space, long driveway with five-bar gate, double garage & so much more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, doors opening to lounge, dining room, kitchen/breakfast room, study and further door to;

Cloakroom

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

Lounge

17' 1" x 13' 7" (5.21m x 4.14m)
Fitted carpet flooring, central log burner with tiled hearth, radiator and double glazed window to front aspect.

Study

10' 9" x 8' 9" (3.28m x 2.67m)
Wood effect flooring, radiator and double glazed window to front aspect.

Kitchen/Breakfast Room

19' 5" x 11' 10" (5.92m x 3.61m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for gas cooker, extractor hood over, space for free standing fridge freezer, space for dishwasher, tiled flooring, two radiator, double glazed windows to rear aspect and door opening to;

Utility Room

11' 9" x 11' 4" (3.58m x 3.45m)
A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for fridge, space for washing machine, space for tumble dryer, pantry, tiled flooring, double glazed window to rear aspect, double glazed external door opening to the rear garden and door opening to the reception room.

Dining Room

13' 7" x 10' 8" (4.14m x 3.25m)
Wood effect flooring, radiator and opening to;

Reception Room

13' 8" x 11' 8" (4.17m x 3.56m)
Dual aspect room with wood effect flooring, radiator and double glazed windows to side and rear aspects.

First Floor Landing

Fitted carpet flooring, airing cupboard, loft hatch, radiator and doors opening to all bedrooms and bathroom.

Master Bedroom

17' 1" x 13' 7" (5.21m x 4.14m)
Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, walk-in shower cubicle and double glazed obscure glass window to front aspect.

Bedroom Two

10' 9" x 10' 7" (3.28m x 3.23m)
Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three

10' 8" x 10' 4" (3.25m x 3.15m)
Fitted carpet flooring, built-in wardrobe space, radiator and double glazed window to rear aspect.

Bedroom Four

10' 9" x 10' 2" (3.28m x 3.10m)
Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, walk-in shower cubicle and double glazed obscure glass window to rear aspect.

Outside

This grand home enjoys a wonderful private position, approached via a five-bar gate that opens onto a long, sweeping shingle driveway which provides ample off-road parking space and access to the double garage.

The property sits on a generous and well-established plot, offering a high degree of privacy thanks to mature trees and dense hedging that surrounds the boundaries. The expansive garden is mainly laid to lawn, providing open space for recreation and relaxing, while thoughtfully designed areas include a patio seating area - ideal for outdoor dining and entertaining, shingle and a dedicated vegetable patch.

Double Garage

17' 5" x 15' 4" (5.31m x 4.67m)
Power, lighting, storage above, window to side aspect, personal door entry from the garden and two up and over doors to front.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.

Location

Garvestone is a well-regarded semi-rural village situated about 5 miles equi-distant of Dereham and Wymondham and about 15 miles from the City of Norwich. It has a primary school and church. Dereham town itself boasts 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 a Sports and 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

Town Lane, Garvestone, Norwich

- Substantial 4 Bedroom Detached House
- Fitted Kitchen/Breakfast Room And Separate Utility
- Cloakroom, En Suite And 4-Piece Family Bathroom
- Make This Home Your Own With Adaptable Living Accommodation
- Glorious Garden Space Which Wraps-Around The Home
- Extensive, Secure Parking And Double Garage
- Generous 1/3 Acre Plot (stms)
- Tranquil Countryside Setting

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£475,000



Total floor area 200.8 m² (2,162 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:
DRM115589 - 0003

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