



**Quebec Road, Dereham, NR19 2DS**



**welcome to**

**Quebec Road, Dereham**

An extensive 4-bed detached family home, offered for sale with NO ONWARD CHAIN, and occupying a fantastic plot with superb views of the neighbouring golf course. Boasting 2 reception rooms, garden room, kitchen, utility, master bed with en suite & balcony, ample parking, double garage & more!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, two double glazed obscure glass floor to ceiling windows to front aspect, doors opening to lounge, dining room, kitchen and further door to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

### Lounge

22' 8" x 11' 11" ( 6.91m x 3.63m )

Fitted carpet flooring, two radiators, double glazed bay window to front aspect, double glazed window to side aspect and double glazed French doors with side panels opening to;

### Garden Room

15' 1" x 9' 4" ( 4.60m x 2.84m )

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed external door opening to the rear garden.

### Dining Room

13' 6" x 10' ( 4.11m x 3.05m )

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

### Kitchen

12' 3" x 9' 10" ( 3.73m x 3.00m )

A stylish 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, built-in eye-level electric oven, inset electric hob with concealed extractor over, integrated fridge freezer, tiled flooring, inset ceiling spotlights, double glazed window to rear aspect, door opening to side porch and further door to;

### Utility Room

9' 3" x 6' 1" ( 2.82m x 1.85m )

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine, space for tumble dryer, tiled splashbacks, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### Side Porch

Tiled flooring, double glazed obscure glass windows to front, side and rear aspects, double glazed external doors opening to the front and rear aspects, and personal door opening to the integral double garage.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, double glazed window to front aspect and doors opening to all bedrooms and family shower room.

### Master Bedroom

13' x 9' 7" ( 3.96m x 2.92m )

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to side aspect, door opening to en suite and double glazed external door with side panel opening to the rear balcony which enjoys stunning views over the golf course and spiral staircase leading to the rear garden.

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

### Bedroom Two

12' 11" x 11' 9" ( 3.94m x 3.58m )

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

### Bedroom Three

13' 7" x 9' 6" ( 4.14m x 2.90m )

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

### Bedroom Four

11' 11" x 7' 4" ( 3.63m x 2.24m )

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed windows to front and side aspects.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### Outside

This grand residence is approached via a long, impressive driveway that leads to extensive parking and an integral double garage. The remaining grounds are laid to lawn, framed by mature trees and well-established planting, creating a beautiful and private approach to the home.

The rear garden is a private outdoor space, fully enclosed by a combination of fencing and mature hedging. It features a well-kept lawn, a patio seating area ideal for entertaining or relaxing, a useful storage shed and gated access to the front. A striking spiral staircase leads up to the master bedroom balcony that offers elevated views across the neighbouring golf course - the perfect spot to enjoy peaceful surroundings.

### Integral Double Garage

17' 11" x 17' 9" ( 5.46m x 5.41m )

Power, lighting, window to rear aspect, personal door access from side porch and electric door to front.



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welcome to

## Quebec Road, Dereham

- Individual 4 Bedroom Detached House - No Chain!
- Spacious 22' Lounge Plus Garden Room And Dining Room
- Master Bedroom With En Suite And Private Balcony
- Fully Enclosed Rear Garden, Ideal For Entertaining
- Grand Driveway With Ample Parking And Double Garage
- Breathtaking Views Over The Golf Course
- Non-Estate, Set-Back Position

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£475,000 - £500,000**



Total floor area 189.3 m<sup>2</sup> (2,038 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:  
DRM117551 - 0004

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