



Brailsford Close, Dereham, NR20 3TJ

welcome to

Brailsford Close, Dereham

****NO ONWARD CHAIN**** A well-presented 4 bedroom detached house, occupying a sought-after position just off Greenfields Road. Located close to town and boasting 2 reception rooms, conservatory, kitchen & utility, master en suite, non-overlooked garden, driveway parking, garage & more!!



Description

Located off the highly-regarded Greenfields Road, close by to Dereham windmill, we are excited to present to the market this 4 bedroom detached family house. The home offers ample living space throughout and sits within close proximity of Dereham town amenities and facilities.

In brief, the internal ground floor accommodation comprises a welcoming entrance hall which leads to the cloakroom w.c, lounge with central fireplace, formal dining room, bright conservatory with French doors leading to the rear garden, fitted kitchen/breakfast room and a separate utility room for added convenience. This is complemented on the first floor by the master bedroom, complete with built-in wardrobes and en suite shower room, three further bedrooms, which offer adaptable space to cater for all needs, and the family bathroom.

The property is approached by a shingle driveway which provides off-road parking and access to the integral single garage. To the rear, the home enjoys a private, non-overlooked garden, offering a peaceful setting for relaxation and outdoor living. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

This home is offered for sale with no onward chain and presents an excellent opportunity for the next owners to add their own enhancements.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

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

Cloakroom

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

Lounge

12' 1" x 11' 6" (3.68m x 3.51m)

Fitted carpet flooring, central fireplace with brick surround, radiator, double glazed window to front aspect and double doors opening to;

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

Conservatory

9' x 8' (2.74m x 2.44m)

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

Kitchen/Breakfast Room

13' 1" x 10' (3.99m x 3.05m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

Utility Room

8' 2" x 8' (2.49m x 2.44m)

A further range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for fridge, space for washing machine, wall-mounted boiler, tiled flooring, door opening to integral garage, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

13' x 11' 6" (3.96m x 3.51m)

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, hand wash vanity unit, walk-in shower cubicle, tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

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

Bedroom Three

10' x 7' 3" (3.05m x 2.21m)

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

Bedroom Four

10' x 6' 11" (3.05m x 2.11m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, tiled effect flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

Outside

The property is approached by a shingle driveway which provides off-road parking and access to the integral garage. The remainder of the front is laid to lawn with mature plants which add a degree of privacy. A paved pathway to the side of the home leads to the side gate. Stepping out to the non-overlooked rear, the garden is laid predominately to shingle, for ease of maintenance, and is enhanced by paved patio seating space, perfect for outdoor entertaining, relaxing and dining. Mature shrubs and trees add a touch of greenery and provide privacy.

Integral Garage

19' 3" x 8' 2" (5.87m x 2.49m)

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



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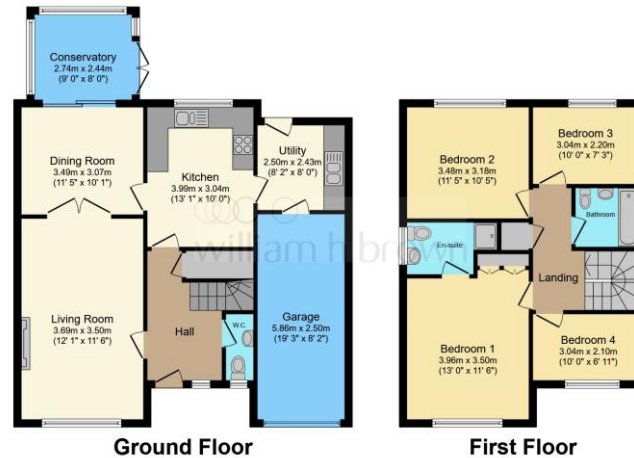
Brailsford Close, Dereham

- 4 Bedroom Detached House With Ample Living
- 2 Reception Rooms And Bright Conservatory
- Fitted Kitchen/Breakfast Room And Separate Utility
- Cloakroom, Master En Suite And Family Bathroom
- Private, Low-Maintenance Rear Garden
- Shingle Driveway And Integral Garage
- Well-Regarded Development, Close To Town
- Offered For Sale With NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Total floor area 140.1 m² (1,508 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:
DRM117541 - 0003

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