



Spruce Way, Dereham, NR20 3US

welcome to

Spruce Way, Dereham

READY TO MOVE INTO! A brand new 4 bedroom detached house, located within the well-regarded Etling Grove development in Dereham. Boasting a welcoming lounge, kitchen/dining room with integrated appliances, master en suite, driveway overlooking green space & single garage.



Description

Welcoming to the market this well-proportioned detached family house, offering flexible living space with three double bedrooms and one single room which could be used for younger children or your own home office. Located in Dereham, Etling Grove is surrounded by green space and close to local shops, schools, and transport links. Residents enjoy easy access to Norwich and the Norfolk countryside, with footpaths and open areas throughout the development.

Inside, you are greeted by an entrance hall with built-in storage space which leads through to the convenient cloakroom. The spacious, yet cosy living room at the front of the house is just perfect for settling on the sofa in the evenings. The open-plan kitchen/dining area, is an ideal social setting for entertaining family and friends or relaxed family mealtimes, complete by a range of integrated appliances and French doors.

On the first floor you'll find the master bedroom featuring en suite shower room, alongside three further bedrooms, two of which are doubles and two which benefit from built-in cupboards. The family bathroom completes this floor.

Outside, there is a private hard standing driveway which overlooks attractive green space, and offers parking for two cars and access to the single garage. To the rear, there is a lush, turfed garden, privately-enclosed which allows space for outdoor enjoyment.

Step into a home that's already been thoughtfully finished for you, contact our team today!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Hard flooring, stairs rising to first floor landing, built-in storage cupboard with fuse box, under stairs storage cupboard, radiator.

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, hard flooring, inset ceiling spotlights, radiator, extractor.

Lounge

15' 4" x 11' 11" (4.67m x 3.63m)

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

Kitchen/Dining Room

18' 10" x 9' 10" (5.74m x 3.00m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, built-in eye-level electric double oven, inset 5 burner gas hob with splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, cupboard housing boiler, hard flooring, plinth lighting, inset ceiling spotlights, radiator, double glazed window to rear aspect, double glazed French doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft hatch, radiator.

Master Bedroom

11' 3" x 10' 5" (3.43m x 3.17m)

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

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled effect flooring, inset ceiling spotlights, radiator, extractor.

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

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

Bedroom Three

10' 8" x 7' 4" (3.25m x 2.24m)

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

Bedroom Four

8' 3" x 7' 1" (2.51m x 2.16m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled effect flooring, inset ceiling spotlights, radiator, extractor.

Outside

The front of the property is landscaped with established planting and woodchips, alongside well-tended lawn and paved steps which rise to the main entrance. To the side, a hard standing driveway provides off-road parking for two cars and access to the garage.

To the rear, there is a privately-enclosed garden, laid predominately to lawn with a small patio area. Gate access to the side aspect and personal door access to the garage.

Garage

Power, lighting, double glazed door to side and up and over door to front.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, 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 Dereham 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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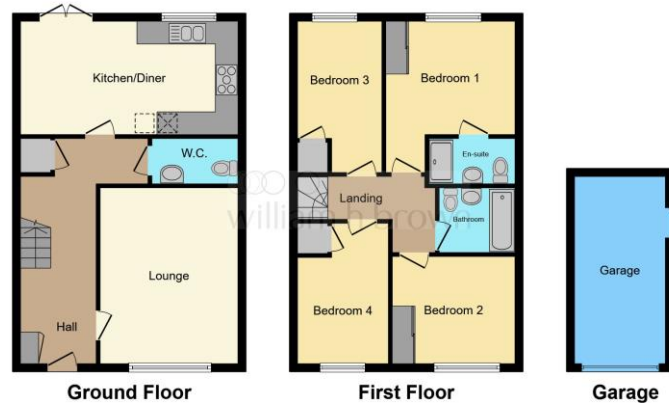
Spruce Way, Dereham

- Brand new 4 bedroom detached family house
- Light and spacious living room
- Open-plan kitchen/dining room with integrated appliances and French doors
- Cloakroom, master en suite and family bathroom
- Private turfed garden - ready for relaxing or entertaining
- Private driveway for 2 cars overlooking green space and single garage
- Edge of development plot, built by Taylor Wimpey
- Thoughtfully finished with NHBC warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£340,000



Total floor area 115.5 m² (1,243 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:
DRM117715 - 0003

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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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)