



Silver Birch Road, Dereham, NR20 3GL

welcome to

Silver Birch Road, Dereham

GREAT FAMILY-SIZED HOME! A well-presented 4 bedroom detached house, located in a well-established development, close to local amenities. The modern home offers a stylish kitchen, 17' lounge, en suite facilities, enclosed rear garden, tandem driveway, garage & more!!



Description

We are excited to present to the market this generous 4 bedroom detached family house, situated within the sought-after Etling Grove development and located within reach of Dereham's amenities and facilities.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to the first floor, convenient cloakroom w.c, modern fitted kitchen with built-in oven and hob, and the sizeable lounge with French doors opening to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, three further bedrooms and the family bathroom suite.

Outside, the home is approached by a hard standing driveway which provides tandem off-road parking for two vehicles and access to the single garage, ideal for additional storage use. To the rear, there is an enclosed garden, laid mainly to lawn and offers space for outdoor entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Internal viewings are strongly recommended to fully appreciate the accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, under stair storage cupboard, radiator, doors opening to kitchen, lounge and further door to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring and radiator.

Kitchen

12' 7" x 10' 8" (3.84m x 3.25m)

A stylish range of cream wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with splashback and concealed extractor over, space for free standing fridge freezer, space for washing machine, wood effect flooring, radiator and double glazed window to front aspect.

Lounge

17' 9" x 13' 2" (5.41m x 4.01m)

Wood effect flooring, built-in storage cupboard, radiator and double glazed French doors with side panels opening to the rear garden.

First Floor Landing

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

Master Bedroom

12' 5" x 10' 4" (3.78m x 3.15m)

Fitted carpet flooring, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring and heated towel rail.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

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

Bedroom Three

10' 8" x 6' 11" (3.25m x 2.11m)

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

Bedroom Four

7' 4" x 6' 11" (2.24m x 2.11m)

Fitted carpet flooring, 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, tiled flooring and heated towel rail.

Outside

The property is approached by a hard standing driveway which provides tandem off-road parking and access to the single garage. The remainder of the frontage is laid to shingle, for ease of maintenance, together with shrub beds and bespoke pathways leading to the main entrance and side gate.

Stepping out to the good-sized rear, the garden is laid predominately to lawn, providing space for outdoor activities. Shingle space offers ideal space for outside entertaining or relaxing, and the home is privately-enclosed by timber fencing for privacy.

Garage

16' 7" x 8' 9" (5.05m x 2.67m)

Power, lighting 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 and 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.

directions to this property:

From Norwich Road, take the left hand turning into Hornbeam Drive. Take the third right hand turning into Oak Road then take the third right hand turning into Silver Birch Road. Continue along this road where the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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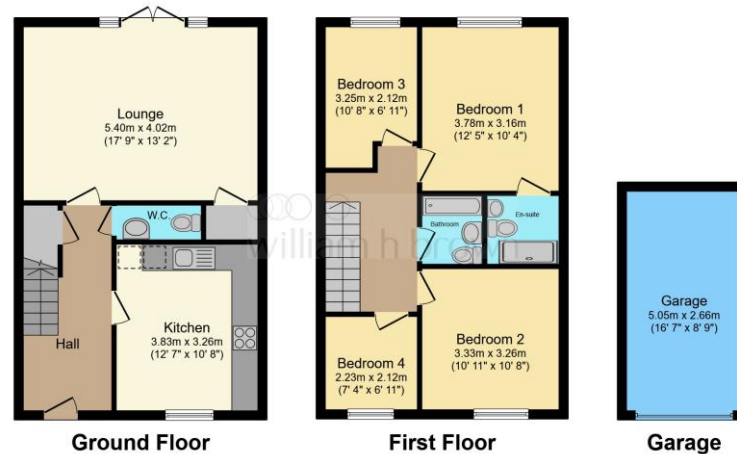
- Four Bedroom Executive Detached House
- Modern Fitted Kitchen
- Generous Lounge With French Doors To Garden
- Cloakroom, Master En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Privately-Enclosed Rear Garden
- Tandem Driveway And Single Garage
- Sought-After, Edge Of Town Development

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£290,000



Total floor area 108.5 m² (1,168 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117566 - 0005

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