



Spruce Way, Dereham, NR20 3US

welcome to

Spruce Way, Dereham

LOVELY CORNER PLOT! Step inside this upgraded 4-bed detached house, built by Taylor Wimpey, and located within a well-regarded edge of town development. The spacious & modern home boasts 2 reception rooms, 22' kitchen, en suite, south-facing garden, driveway & single garage.



Description

Introducing to the market this 4 bedroom detached family house, with an L-shaped layout offering lots of downstairs living space for a growing family. The property occupies a corner plot position and benefits from a range of upgrades. 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 which provides access to the dual aspect lounge with French doors to garden, alongside a separate dining room which has versatile use, an impressive kitchen/breakfast/family room fitted with integrated appliances, and the combined cloakroom/utility which completes this floor.

On the first floor you'll find the master bedroom with en suite shower room, three further bedrooms and the family bathroom. All bedrooms have the added benefit of built-in storage. Outside, there is an enclosed south-facing rear garden, alongside a hard standing driveway which provides off-road parking for two cars and access to the single garage.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, dual aspect double glazed windows to front and rear aspects, radiator.

Lounge

15' 2" x 14' 8" (4.62m x 4.47m)

Fitted carpet flooring, two radiators, two double glazed windows to front aspect, double glazed French doors opening to the rear garden.

Dining Room

10' x 9' 6" (3.05m x 2.90m)

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

Kitchen/Breakfast/Family Area

22' 5" x 11' 6" (6.83m x 3.51m)

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, cupboard housing boiler, hard flooring, plinth lighting, inset ceiling spotlights, built-in storage cupboard, radiator, dual aspect double glazed windows to side aspects, double glazed French doors opening to the side aspect.

Utility/Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit with upstands, integrated washing machine, hard flooring, inset ceiling spotlights, radiator, extractor, double glazed obscure glass window to side aspect.

First Floor Landing

fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to rear aspect.

Master Bedroom

12' 5" x 11' 6" (3.78m x 3.51m)

Fitted carpet flooring, built-in wardrobes, two radiators, dual aspect double glazed windows to side aspects, 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, heated towel rail, extractor, double glazed obscure glass window to side aspect.

Bedroom Two

15' 2" max x 9' 8" (4.62m max x 2.95m)

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

Bedroom Three

9' 6" x 7' 10" (2.90m x 2.39m)

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

Bedroom Four

11' 8" max x 9' 2" (3.56m max x 2.79m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled effect flooring, inset ceiling spotlights, radiator, extractor, double glazed obscure glass window to side aspect.

Outside

The front of the property is landscaped with established planting and woodchips, alongside well-tended lawn and a paved pathway leading 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, south-facing garden featuring lawn, patio and gated access to the side aspect.

Garage

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, 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
- Upgraded kitchen/breakfast/family area with integrated appliances
- Dual aspect lounge with French doors to garden
- Separate dining room, which could be used as a dedicated study
- Combined cloakroom/utility for laundry
- Master bedroom en suite facilities
- Built-in storage to all bedrooms
- Corner plot with south-facing garden, driveway and single garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£430,000



Total floor area 139.1 m² (1,497 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:
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