



Station Road, North Elmham, Dereham, NR20 5HH

welcome to

Station Road, North Elmham, Dereham

A 4-bed detached house in a desirable village setting, set back from the road on a good-sized plot. Offers scope to update with a 22ft lounge, versatile dining room, fitted kitchen, fantastic size rear garden, ample off-road parking & integral garage. No onward chain - great potential!



Description

Occupying a non-estate position and set back from the road on a good-sized plot, this spacious detached house is located within a popular Norfolk village and offers excellent scope for updating and modernisation. The property provides well-proportioned accommodation, perfect for those seeking a home with great potential in a desirable setting. The home also enjoys a southerly facing aspect, allowing for natural light throughout the day.

The ground floor comprises an entrance porch, entrance hall, a 22ft dual-aspect lounge, a formal dining room, a kitchen, and a cloakroom. Upstairs, the first-floor landing serves four bedrooms, all with built-in wardrobes, along with a family bathroom and a separate cloakroom.

Outside, the property is approached via gated access leading to ample driveway parking and an integral garage. The private rear garden is generously-proportioned, extending in two sections with lawn, vegetable area, apple tree and greenhouse, also offering superb potential to landscape.

Further benefits include oil-fired central heating - with a brand new oil tank installed earlier this year, double-glazed windows, and the advantage of no onward chain.

A wonderful opportunity to acquire a substantial family home in a peaceful, well-regarded village location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed windows to front and side aspects, and hard wood external door with obscure glazing opening to;

Entrance Hall

Parquet flooring, stairs rising to first floor landing, radiator, doors opening to lounge, dining room and further door to;

Cloakroom

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

Lounge

22' 11" x 11' 11" (6.99m x 3.63m)

Fitted carpet flooring, central open fireplace, two radiators, dual aspect double glazed windows to front and rear aspects, and door opening to;

Dining Room

10' 11" x 8' 9" (3.33m x 2.67m)

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

Kitchen

14' 8" x 11' 11" (4.47m x 3.63m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, stainless steel double drainer sink with mixer tap, tiled splashbacks, space for electric cooker, fitted extractor hood, space for fridge freezer, space for washing machine, vinyl flooring, radiator, personal door 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, loft hatch and doors opening to all bedrooms, bathroom and separate cloakroom.

Principal Bedroom

16' 4" x 10' 11" (4.98m x 3.33m)

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

Bedroom Two

12' x 9' 8" (3.66m x 2.95m)

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

Bedroom Three

10' 8" x 7' 11" (3.25m x 2.41m)

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

Bedroom Four

9' 5" x 8' 10" (2.87m x 2.69m)

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

Family Bathroom

Three piece suite comprising pedestal hand wash basin, panelled bath, walk-in shower cubicle, tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

Separate Cloakroom

One piece suite comprising low level w.c, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

Set back from the road, the property is approached via gated access leading to a large shingle driveway providing ample off-road parking for at least five cars and access to the integral garage. Brick walling and mature planting create a sense of privacy, while there is a side gate leading through to the rear garden.

The property enjoys a great-sized rear garden, privately enclosed and laid predominately to lawn with plant beds, shrubs and mature trees. Beyond the laurel hedge is an extensive garden area which offers adaptable use, currently offering a productive vegetable plot and includes two apple trees. There is also a greenhouse which is ideal for keen gardeners.

Integral Garage

Power, lighting, hand wash basin, window to side and up and over door to front.



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welcome to

Station Road, North Elmham, Dereham

- **NO ONWARD CHAIN**
- 4 Bedroom Detached Family House
- 22' Dual Aspect Lounge And Formal Dining Room
- Great Potential Inside And Out
- Privately-Enclosed, Generous Rear Garden
- Ample Off-Road Parking And Integral Garage
- Non-Estate, Sought-After Village Location
- Gated Entry, Set Back From The Road

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£325,000



Total floor area 150.0 m² (1,614 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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