



Spruce Way, Dereham, NR20 3US

welcome to

Spruce Way, Dereham

MOVE STRAIGHT IN! A brand new 5-bed detached townhouse, built by Taylor Wimpey. Located within a sought-after edge of town development with ample & flexible living, boasting a spacious kitchen/diner, study, master bed with dressing area & en suite, turfed rear garden, driveway & single garage.



Description

Introducing to the market this substantial 5 bedroom detached house, perfect for growing families and offering 3 storeys of living space. 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 inviting lounge and dedicated study with space for home office or playroom. The heart of the home is the impressive open-plan kitchen/dining room complete with integrated appliances and two sets of French doors, allowing plenty of natural light. A combined cloakroom and utility complete this floor.

On the first floor you'll find the master bedroom with an excellent dressing area and en-suite, the perfect relaxation space. There are also two further bedrooms served by a family bathroom. The second floor is ideal for teenagers, who can enjoy their own private space with two bedrooms, one would serve as the perfect lounge/den and shower room.

Outside, there is a hard standing driveway which provides off-road parking for two cars and access to the single garage. The south facing rear garden is enclosed and turfed for immediate enjoyment. Further features of this upgraded home include Apollo Plus carpets and quality vinyl to bathrooms and en-suites, Karndean flooring to kitchen and utility.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

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

Lounge

15' 7" x 11' (4.75m x 3.35m)

Fitted carpet flooring, radiator, double glazed window to front aspect, double doors opening to kitchen/dining room.

Study

9' x 7' 7" (2.74m x 2.31m)

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



view this property online williamhbrown.co.uk/Property/DRM117716



Kitchen/Dining Room

27' 4" x 11' 4" max (8.33m x 3.45m max)

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, Karndean flooring, plinth lighting and heating, inset ceiling spotlights, under stairs storage cupboard, radiator, double glazed window to rear aspect, two double glazed French doors opening to the rear garden.

Utility/Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit with upstands, integrated washing machine, Karndean flooring, inset ceiling spotlights, radiator, extractor.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, stairs rising to second floor landing, radiator, double glazed window to front aspect.

Master Bedroom

13' 1" x 11' (3.99m x 3.35m)

Fitted carpet flooring, two walk-in wardrobes with radiator, further radiator, double glazed window to front 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, wood effect flooring, inset ceiling spotlights, radiator, extractor, double glazed obscure glass window to rear aspect.

Bedroom Two

11' 11" x 9' (3.63m x 2.74m)

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

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)

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

Bathroom

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

Second Floor Landing

Fitted carpet flooring, Velux window, wall lights.

Bedroom Four

15' 4" x 11' 1" (4.67m x 3.38m)

Fitted carpet flooring, wall lights, two radiators, double glazed window to front aspect, Velux window.

Bedroom Five

12' max x 6' 11" min (3.66m max x 2.11m min)

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

Shower Room

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

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 garden, laid predominately to lawn with space for outdoor enjoyment. Enhanced by patio seating and gated access to the side aspect.

Garage

Power, lighting and up and over door to front.

directions to this property:

Sat Nav Postcode: NR20 3US

What3Words: ///ranged.verb.liberated

welcome to Spruce Way, Dereham

- Brand new 5 bedroom detached townhouse
- Stunning and spacious integrated kitchen/dining room
- Combined cloakroom and utility for laundry
- Lounge and home office for versatile use
- Master bedroom with dressing area and en suite
- Enclosed south-facing, turfed rear garden
- Driveway parking for 2 cars and single garage
- Highly-regarded Taylor Wimpey development in Dereham



Ground Floor



First Floor



Second Floor



Garage

william h brown

Total floor area 175.4 m² (1,888 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

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£440,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117716](https://www.williamhbrown.co.uk/Property/DRM117716)



Property Ref:
DRM117716 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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)