



Gorgate Road, Hoe, Dereham, NR20 4BG

welcome to

Gorgate Road, Hoe, Dereham

A superb 3 bedroom detached bungalow, set on an impressive 1/4 acre plot (stms) within a delightful semi-rural area on the edge of Beetley. The home offers modern living throughout with a fitted kitchen, en suite bathroom, glorious garden space, ample off-road parking, double garage, workshop & more



Description

This impressive three bedroom detached bungalow is presented in excellent condition throughout and offers stylish, modern living set within a generous quarter-acre plot (stms), tucked away in a peaceful non-estate village setting while remaining within easy driving distance of local amenities.

The accommodation begins with an entrance porch leading into a bright and welcoming entrance hall. The spacious dual-aspect lounge is filled with natural light and features an attractive inset wood burner, creating a warm and inviting living space. The stylish kitchen is well appointed with a range of integrated appliances, providing a contemporary and practical hub for everyday living.

The master bedroom benefits from fitted wardrobes and a private en suite bathroom. Bedroom two also features fitted wardrobes, while bedroom three offers flexible use as a guest room or home office. A contemporary shower room completes the internal accommodation.

Occupying an elevated position, the bungalow sits within an exceptional plot accessed via a five-bar gate, opening onto a sweeping driveway with extensive off-road parking. Further external features include a double garage and separate workshop, ideal for storage or hobbies. The wrap-around gardens provide a wonderful outdoor space, offering privacy, established planting and areas to relax and enjoy the peaceful surroundings. Additional benefits include oil-fired central heating and double-glazed windows throughout.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Double glazed windows to front and side aspects, and double glazed entrance door opening to;

Entrance Hall

Wood effect flooring, inset ceiling spotlights, radiator, square vaulted ceiling, loft hatch with ladder and valuated loft.

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

17' 11" x 13' 5" (5.46m x 4.09m)

Fitted carpet flooring, inset wood burner, tiled hearth, wall lights, radiator, double glazed window to rear aspect and double glazed French doors opening to the side aspect.

Kitchen

14' 10" x 11' 7" (4.52m x 3.53m)

A range of grey wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob with extractor hood over, integrated dishwasher, fridge, freezer and washing machine, space for free standing fridge freezer, tiled flooring, inset ceiling spotlights, radiator, two double glazed windows to front aspect and double glazed external door opening to the side aspect.

Master Bedroom

15' 3" x 12' 4" (4.65m x 3.76m)

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

En Suite Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath, tiled splashbacks, space for washing machine, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

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

Bedroom Three

13' 3" x 9' (4.04m x 2.74m)

Wood effect flooring, panelling, inset ceiling spotlights, square vaulted ceiling, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle with water softener, tiled walls, tiled flooring, inset ceiling spotlights, built-in cupboard and double glazed obscure glass window to side aspect.

Outside

The property is approached via a five-bar gate opening onto a private driveway, creating an immediate sense of seclusion and exclusivity. Set back from the road on a generous plot, the bungalow is surrounded by mature trees and established hedging for privacy. The driveway provides ample off-road parking for multiple vehicles and leads to a double garage with workshop. The remaining space features well-tended lawn, raised plants, pathway leading to the main entrance and gated access to the rear garden. To the rear, there are generously-proportioned, wrap-around gardens laid predominately to lawn, enhanced by numerous plant beds and established trees for added greenery. There is a dedicated patio area, ideal for outdoor seating and relaxing, and a summer house.

Summer House

10' 3" x 7' 7" (3.12m x 2.31m)

Double Garage

21' 9" x 10' 1" (6.63m x 3.07m)

Power, lighting, boiler room, double glazed window to rear aspect and electric roller door to front.

Workshop

15' 1" x 10' 6" (4.60m x 3.20m)

Power, lighting and double glazed external door opening to the rear garden.

Boiler Room

8' 1" x 4' 4" (2.46m x 1.32m)

Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.

Agents Note

The property benefits from planning permission granted by Breckland Council for a single-storey extension, supported by architectural drawings dated 1 March 2024. Reference - 3PL/2024/0070/HOU.



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welcome to

Gorgate Road, Hoe, Dereham

- Remarkable and versatile 3 bedroom detached bungalow
- Stylish kitchen with integrated appliances
- Dual-aspect lounge with inset wood burner
- Cloakroom, en suite bathroom and luxury shower room
- Planning permission approval for a single-story extension
- Double garage with boiler room and workshop
- Five-bar gate entrance with extensive off-road parking
- Peaceful village setting on a 1/4 acre plot (stms)

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£500,000



Total floor area 180.1 m² (1,939 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.propertybox.io

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Property Ref:
DRM117845 - 0002

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