



Station Road, Foulsham Dereham NR20 5RD

welcome to

Station Road, Foulsham Dereham

Situated on a private plot is this fantastic property perfect for multi generational living or a great investment opportunity for holiday let or long term lease. A spacious detached house with a separate detached & self contained annexe, front & rear driveway. Call us now to book a viewing.



Entrance Hall

Entrance door to the front, UPVC double glazed window to the front, storage cupboard and wood effect flooring.

Cloakroom

WC, wash hand vanity unit, UPVC double glazed window to the front and tiled flooring.

Lounge

16' 4" x 11' 6" (4.98m x 3.51m)

UPVC double glazed window to the side, stairs to the first floor landing, radiator, wood effect flooring and brick fireplace.

Dining Room

10' 3" x 9' 8" (3.12m x 2.95m)

Patio doors to the rear, radiator and wood effect flooring.

Kitchen Breakfast Room

13' 8" x 9' (4.17m x 2.74m)

Kitchen Area

Fitted with a range of wall and base units with worksurfaces over, inset sink and drainer with tiled splashbacks. Space and plumbing for washing machine, dishwasher and tumble dryer, eye level double oven, electric hob and extractor fan above. Tiled flooring and UPVC double glazed window to the rear.

Breakfast Area

Wood effect flooring, UPVC double glazed window to the side, space for fridge-freezer and storage cupboard

Study

12' 9" x 9' (3.89m x 2.74m)

UPVC double glazed window to the front, wood effect flooring and radiator.

First Floor Landing

Stairs from the lounge and storage cupboard.

Bedroom One

11' 5" Plus Recess x 8' 2" Plus Recess (3.48m Plus Recess x 2.49m Plus Recess)

UPVC double glazed window to the rear and radiator. (There are stairs in bedroom One that leads to the loft room.)

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

UPVC double glazed window to the front and radiator.

Bedroom Three

12' x 9' 1" (3.66m x 2.77m)

UPVC double glazed window to the front and radiator.

Bathroom

WC, wash hand vanity unit, P shaped bath with shower over and glass shower screen. Tiled walls and flooring, heated towel rail, UPVC double glazed window to the side.

Loft Space

There is a generous loft space which would have potential to be converted to another bedroom and en-suite, subject to necessary planning consents

Annexe

Open Plan Living Area

Lounge Area

Entrance door to the front, UPVC double glazed bay window to the front, patio doors to the side opening into the garden, radiator and TV point.

Kitchen Area

Fitted with a range of wall and base units with worksurfaces over, inset sink and drainer with tiled splashbacks. Space for fridge-freezer, oven with electric hob and extractor fan above, tiled flooring and UPVC double glazed window to side.

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

UPVC double glazed window to the front.

Bathroom

WC, wash hand vanity unit, bath with shower over and glass shower screen. Tiled walls, tiled flooring, heated towel rail and extractor fan.

Outside

The property is approached by a shingle driveway which offers off road parking for a number of vehicles. There is vehicular access to the rear of the property where there is further off road parking for the detached annexe and access to the garage.

The rear garden is completely enclosed and offers a high - degree of privacy, it is mainly laid to lawn with mature shrubs and fruit trees.



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welcome to

Station Road, Foulsham Dereham

- Detached Family Home
- Separate Self Contained Annex
- Private Plot
- Front & Rear Driveway
- Garage

Tenure: Freehold EPC Rating: E

offers in excess of

£440,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107441 - 0017

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