



Old Orchards Gateley Road, Brisley Dereham NR20 5LR

welcome to

Old Orchards Gateley Road, Brisley Dereham

Situated in an idyllic village location with beautiful countryside views is this sympathetically extended and refurbished family home. The property has flexible living accommodation to include three reception rooms, three bedrooms, and a wonderful annexe.



Entrance Hall

Front door, hallway leading to kitchen and stairs to first floor with storage cupboard.

Lounge

17' x 10' 9" (5.18m x 3.28m)

Fireplace, radiator, carpet and double glazed upvc windows to the rear.

Dining Room

8' 6" x 9' 4" (2.59m x 2.84m)

Accessed from kitchen, leads to both lounge, conservatory and window into entrance hall.

Kitchen

12' x 10' 7" (3.66m x 3.23m)

Kitchen with wall and base units, worktop over, sink with drainer, space for cooker and white goods, chest fridge and freezer, radiator and double glazed upvc windows to front.

Conservatory

13' 5" x 7' 7" (4.09m x 2.31m)

Double patio doors opening onto the rear garden and electric points.

Utility Room

Space for white goods, door to front and rear and hallway leading to annex.

Landing

Storage cupboard and double glazed upvc window to the side.

Bedroom One

15' 6" x 9' 6" (4.72m x 2.90m)

Eaves storage, carpet, radiator and double glazed upvc windows to front.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)

Eaves storage, carpet, radiator and double glazed upvc windows to rear.

Bedroom Three

11' 3" x 6' 6" (3.43m x 1.98m)

Eaves storage, carpet, radiator and double glazed upvc windows to rear.

Bathroom

Suite comprising of bath with shower over. WC, wash hand basin, fully tiled, heated towel rail and double glazed upvc windows.

Annexe Lounge

17' 4" x 10' 8" (5.28m x 3.25m)

Large open plan space with double aspect windows front and rear. dining room and living room with modern heating throughout. patio doors to the rear garden.

Annexe Kitchen

6' 8" x 10' 7" (2.03m x 3.23m)

Kitchen with wall and base units, worktop over. space for numerous appliances. cooker and fridge.

Annexe Bedroom

10' x 10' 7" (3.05m x 3.23m)

Carpet, radiators and double glazed upvc window to front.

Annexe Ensuite

Suite comprising of shower cubicle, WC, wash hand basin and heated towel rail.



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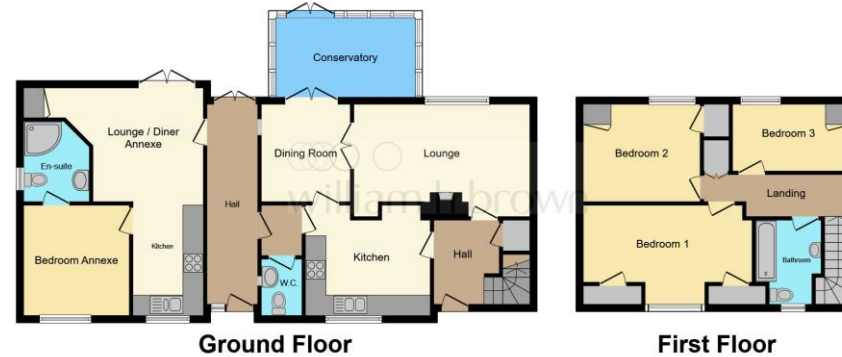


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Old Orchards Gateley Road, Brisley Dereham

- POPULAR VILLAGE LOCATION
- AMPLE HOSTING RECEPTION SPACES
- IMMACULATE ANNEXE
- BEAUTIFULLY PRESENTED GARDEN
- COMPLETELY PRIVATE PLOT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



offers in excess of

£475,000

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:
FKM108373 - 0002

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