



Keepers Lodge, 1 The Drift

£700,000

A stunning five bedroom executive detached house situated within the quaint and sought-after village location of East Bilney.

This property, constructed in February 2021, offers a host of features and extras, boasting all the desired modern benefits to offer contemporary living making it ideal for a growing or established family.

On the Ground Floor

You are welcomed by a spacious entrance hall of which is complemented by a gallery landing that overlooks the hallway, adjacent is a re-modelled ground floor cloakroom.

Further on, there is a generous living room that benefits from bi-fold doors to garden and a log burner for those cosy winter nights, a study for those who work from home, a dining room/sitting room and a fantastic modern fitted kitchen/dining room that boasts a stunning worktop and a range of integrated appliances and bi-fold doors to garden, a separate utility also compliments this room.



On the First Floor

Upstairs, the main bedroom consists of a modern décor with a panelled feature wall, walk-in wardrobe, an additional fitted wardrobe plus access to a stylish en-suite shower room. Next there is another double sized bedroom with en-suite shower room, plus a further three double bedrooms that are all serviced by a modern family bathroom suite.

Outside

Outside, to the front, is a gated driveway that provides off-street parking for several vehicles. This leads to a garage with electric roller door, a carport and a log store. A footpath leads to the front door that has an overhead oak timber storm-porch, this is surrounded by a front garden area with laid to lawn grass, flower beds and foliage, together with side access.

To the rear of the property, is a landscaped garden with several sectioned areas, there is a quiet sitting wildlife area with two ponds and a sectioned-off area for the oil tank.

A 'Ibiza Style' entertainment deck has been created that boasts planters, integrated fishpond, in-built BBQ with lighting and a fire pit. A further patio area adjacent to the bi-fold doors can also be found. To the side of the property, is further garden space with a timber-built workshop with power and lighting and a vegetable plot area with greenhouse and raised planters.





Services

The property is fully double glazed, with liquid gas central heating. Mains water, electricity, and drainage connected.

Situation

East Bilney is a small widespread village situated some 5 miles north of Dereham and 8 miles south of Fakenham on the B.1146 Dereham to Fakenham Road which offers fast and easy access to both centres. The village of Beetley nearby has a modern village school and there are excellent shopping and schooling facilities in both Dereham and Fakenham as well as Litcham.



Directions

To find the property leave Dereham Market Place by bearing left at the war memorial and turning right opposite The George Hotel. Proceed for about 2 miles and bear left at Corner Nursery, proceeding through the village of Beetley and then into East Bilney. Proceed through the village and turn right into The Drift where the property will be found immediately on the right hand side.



Useful Information (where is the nearest?)

Doctors – Elmham Surgery (4 miles)

Dentist – Bupa Dental Care (5.7 mile)

Hospital – Norfolk & Norwich University Hospital (19 miles)

Primary School – Beetley Primary School (2.4 miles)

Secondary School – Northgate High School (4.9 miles)

Train Station – Wymondham (25.2 miles) or Norwich (26.3 miles)

Airport – Norwich International Airport (20 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0316.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2358.48 ft²

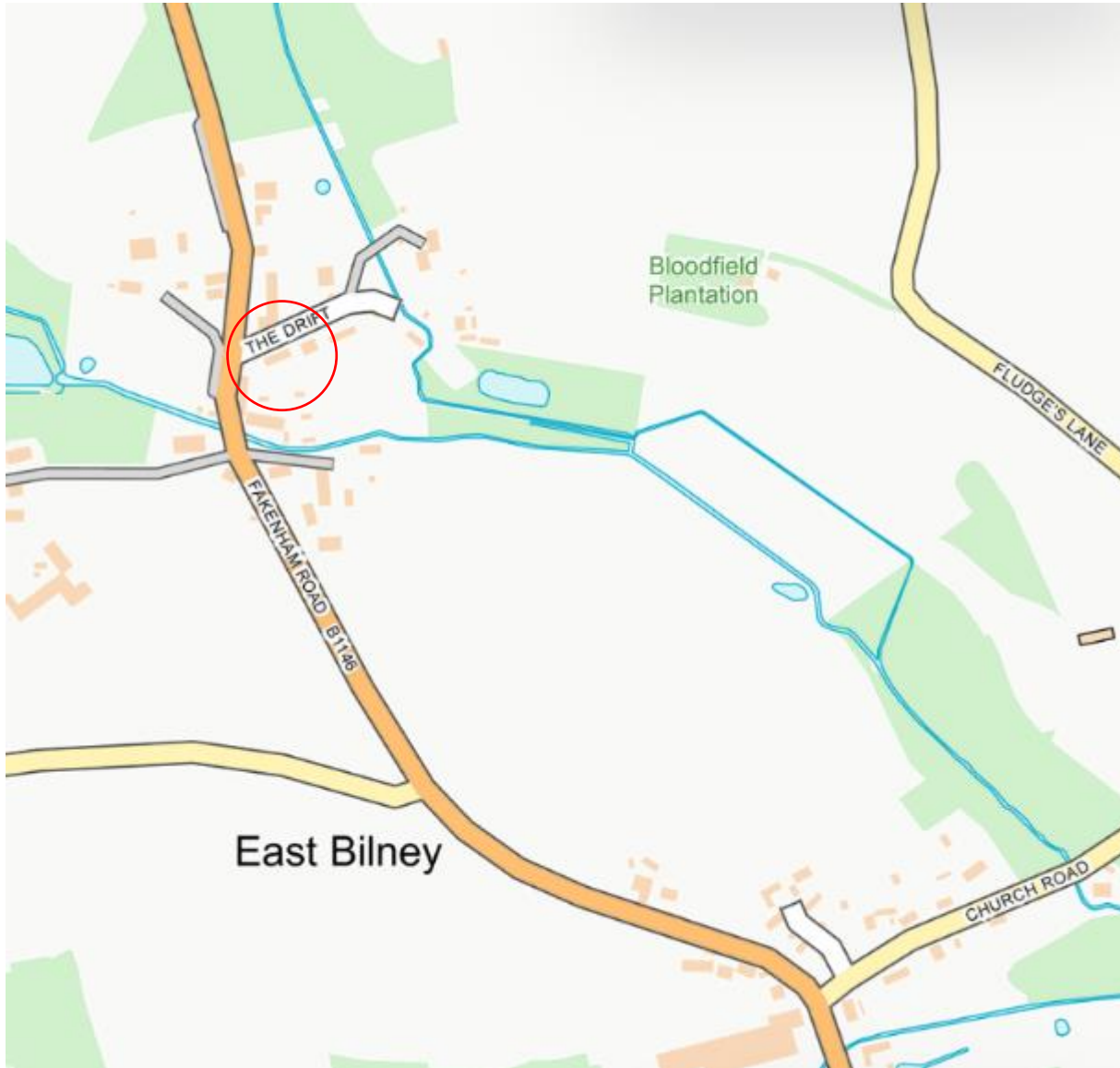
219.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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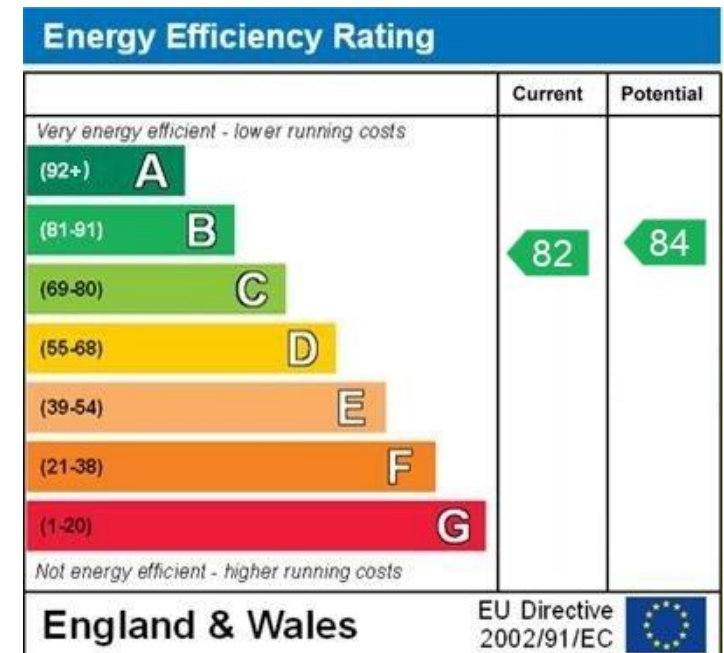
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8698-6532-9209-3868-1926>



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