



The Old Forge Mill Road, Foxley Dereham NR20 4QT

welcome to

The Old Forge Mill Road, Foxley Dereham

ROOMY and FLEXIBLE accommodation, with this individual village home. Some nice features including beams, exposed brick work and wood burner. Option of ground floor En-suite Bedroom.

Call us now, to book your viewing!



Entrance Hall

Double glazed fanlight door to rear, exposed brick work & timber beam, tall double glazed window panels alongside, radiator & double glazed window to front. Returning stairway leads off with double glazed window over, coats & under stair cupboards. Doors opening off to downstairs accommodation.

Cloakroom

Suite comprising WC with surround & wash basin with unit below. Towel radiator & double glazed window.

Kitchen / Diner

15' x 12' 10" (4.57m x 3.91m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & tiling surround. Range cooker space with cooker hood over & integrated dishwasher. Tiled floor, radiator & 2 double glazed windows to front and side aspect.

Study / Bedroom

12' 5" max x 9' 7" max (3.78m max x 2.92m max)

Alcove with deep shelving, doors to wardrobe/cupboard unit fitted. Radiator & side aspect double glazed window. Door to Shower Room.

Shower Room

Suite comprising WC & wash basin with unit surround and large shower cubicle. Tiling to walls, tall towel radiator & double glazed window.

Utility Room

Fitted range of wall & base cupboards, work surface over with stainless steel sink & plumbing for washing machine. Tiled floor, extractor fan & coats hanging. Door to Courtyard.

Lounge

20' 9" x 15' 2" (6.32m x 4.62m)

Brick work fireplace with wood burner & timber mantle surround. 2 beams span the rooms, 2 radiators & 2 front aspect double glazed windows. Doors to Garden Room.

Wow Factor Garden Room

14' 11" x 13' 6" (4.55m x 4.11m)

Double glazed windows to front & side, roof light window to high vaulted ceiling, 2 radiators & double glazed door to front garden.

Landing

Return stairs from Hall with a stretch of balustrade over stairwell, built-in cupboard & deep airing cupboard, radiator & double glazed window. White panel doors open to Bedrooms & Bathroom.

Bedroom

15' 4" x 9' 2" min (4.67m x 2.79m min)

5 door range of wardrobes & storage cupboards on approach, radiator, vaulted ceiling with double glazed end window & double glazed dormer style front window.

Bedroom

8' 6" x 7' 9" (2.59m x 2.36m)

Section of sloped ceiling with dormer style double glazed window to front aspect & radiator.

Bathroom

Part tiled suite comprising WC with unit surround, wash basin with unit below & bath with mixer taps. Extractor fan, towel radiator & front aspect double glazed roof light window to sloped ceiling

Outside

The property is approached over a shingle driveway, leading to Detached Garage with window and door to side giving access to patio area. Handgate with trellis to side, having an abundance of climbing plants. Brick paved approach path in front of the property, leading to courtyard and further patio area to the front.

Lawned garden with borders having a good selection of plants. Mature Oak tree, Summer House. Oil fired boiler and tank.

Enclosed courtyard to rear of the property which is accessed from the Utility Room.



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 part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

The Old Forge Mill Road, Foxley Dereham

- Individual, Roomy & Flexible
- Option of Ground Floor En-suite Bedroom
- Wow-factor Modern Garden Room
- 20'9" Lounge with Wood Burner
- Enclosed Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103137 - 0010

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