



**The Pippins Chapel Road, Foxley Dereham NR20 4AH**



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**The Pippins Chapel Road, Foxley Dereham**

This is an interesting modern property which offers an array of traditional FEATURES as well as GENEROUS ROOMS! Potential for four bedrooms with a 'wow' factor of kitchen that opens through to a very impressive garden room!



### Reception Hall

with double glazed panels to front door, useful under stairs space, airing cupboard, balustrade stairway leading off, exposed brickwork relief to one wall, radiator.

### Cloaks W C

with double glazed window, natural wood floor, WC, wash basin, radiator.

### Lounge

21' 2" x 11' 8" ( 6.45m x 3.56m )

with a real nod to the past, having exposed brickwork, wall beams and a heavy beam over a fireplace which has a wood burner, two radiators, double glazed front window, double glazed rear window and double doors opening out to the garden.

### Dining Room

9' 9" x 9' 1" ( 2.97m x 2.77m )

double glazed front window, decorated brickwork to one wall, radiator.

### Kitchen

10' 1" x 7' 9" ( 3.07m x 2.36m )

double glazed rear window, range of partly brickwork base units with natural wood doors. work surface with 1 and 1/2 bowl sink unit with tiled surround. Slot in cooker space with hood above, recessed lighting, the room opens open-plan style onto

### Garden Room

18' 10" x 10' 5" ( 5.74m x 3.17m )

a great space, with vaulted ceiling with two roof light windows, double glazed windows to three sides and two sets of double glazed doors opening out to the garden. Radiator.

### Utility Room

with brick and natural wood fronted base units with stainless steel sink to work surface also space for fridge/freezer.

### Landing

T shaped in layout, approached by a turning stairway with balustrade and wall beams alongside, double glazed front window, radiator,.

### Bedroom 1

14' x 13' 1" ( 4.27m x 3.99m )

with double aspect from front and side double glazed windows, radiator, wide alcove , built -in wardrobe and drawer units, features an array of wall beams.

### En-Suite

double glazed window, WC , washbasin, walk in shower, chrome towel radiator, extractor fan, tiled floor

### Bedroom 2

12' x 9' 9" ( 3.66m x 2.97m )

double glazed front window, radiator, wall beams

### Bedroom 3

12' max x 11' ( 3.66m max x 3.35m )

double glazed rear window overlooking gardens, radiator, fitted range of wardrobe and drawer furniture.

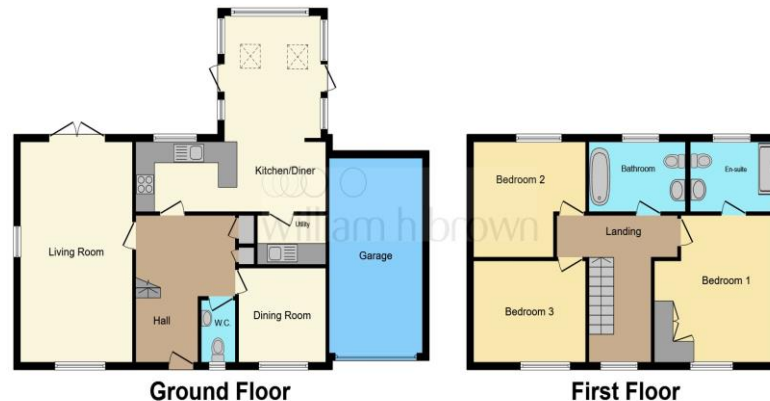
### Bathroom

10' 2" x 6' 9" ( 3.10m x 2.06m )

a sumptuous room with wall beams, roll top bath, WC and wash basin in period style, extractor fan, radiator.

### Outside

To the front the property is set back from the road and enjoys a good deal of seclusion from a variety of established trees and hedge, there is an area of lawn stretching away to one side. A five bar gate opens from the road to a shingled driveway offering parking in front of the garage ( this has power and light, double vehicular doors, rear door and window). To the rear the property has a sheltered patio with lawn beyond, beds, Side path with oil tank gives access to the front.



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.



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## The Pippins Chapel Road, Foxley Dereham

- Detached Three/Four Bedroom Modern House
- Many Traditional Features including exposed Brickwork and Beams
- Wood Burner to Lounge Fireplace
- Impressive 18'10" Garden Room opening off Kitchen
- End of Village Road Setting

Tenure: Freehold EPC Rating: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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