



**Claypit Road, Foulsham, Dereham NR20 5RW**

**welcome to**

**Claypit Road, Foulsham Dereham**

This generously proportioned 3-bedroom, detached chalet style bungalow enjoys a village setting, large gardens and open country views. An impressive ensuite bed-sitting room to first floor is special



## Description

A well-proportioned chalet-style home with 3 bedrooms, in a village setting, backing field. Enjoying extensive country views and large gardens. It has a large modern kitchen with two-seat breakfast bar, 2 reception rooms and a conservatory. The real 'WOW' factor with this property is an imposing first floor bed-sitting room with en-suite and Juliet style balcony offering far reaching country views, Oil-fired heating and double-glazing. Foulsham enjoys village amenities including first school, then catchment for highly regarded schooling to 6th form in nearby Reepham market town.

## Entrance Hall

L-shaped with wider reception space. Wood effect flooring, airing cupboard, Coats cupboard, and white panelled doors opening off.

## Lounge

17' 6" x 12' ( 5.33m x 3.66m )

With natural wood flooring, fireplace with tiled hearth and beam over, large, double-glazed windows to front and side. Archway opening to the dining room. Double glazed patio door opening to.

## Conservatory

15' max x 11' 9" max ( 4.57m max x 3.58m max )

with brick base walls and tiled flooring, Double glazed windows, and double glazed patio doors to the rear garden. Vaulted double glazed roof, with fitted blinds and fan.

## Dining Room

12' 4" x 11' 9" max narrowing to 9' 6" at stairs ( 3.76m x 3.58m max narrowing to 2.90m at stairs )

With wood effect flooring, Natural wood stairway leading off with balustrade, Large double-glazed window overlooking rear garden.

## Kitchen / Breakfast Room

17' x 11' 11" max narrowing to 9' 6" min ( 5.18m x 3.63m max narrowing to 2.90m min )

with natural light from 2 large, double-glazed windows looking to rear garden. and double-glazed side door outside. Fitted modern range of wall and base units. Natural wood work surfaces with 1 1/2 bowl sink Built-in eye-level oven with microwave, electric hob has stainless steel and glass hood over, integrated dishwasher, cupboard housing oil boiler, 2 seat breakfast bar.

## Bedroom

11' 10" max x 8' 3" min ( 3.61m max x 2.51m min )

With double glazed window to front and sliding door opening to;

## En Suite W.C

with WC, wash basin with vanity unit, and shaver light.

## Bedroom

13' 7" max narrowing to 12' " min x 11' 10" ( 4.14m max narrowing to 3.66m min x 3.61m )

With built-in wardrobes, double glazed window to front.

## Shower Room

Formerly a bathroom, but now a spacious shower room with large walk-in shower, further corner shower, WC, wash basin, tile floor and double-glazed window.

## Small First Floor Landing

With roof light window over stairway and white panelled door opening to;

## Bedsit Studio Room

22' 3" min x 13' 4" max ( 6.78m min x 4.06m max )

An impressive room with vaulted ceilings and wood effect flooring. Double glazed doors open onto a Juliet style balcony in sitting space which enjoys views over the rear garden to countryside beyond. Large roof light window provides additional natural light to the bedroom space, Fitted wardrobe and storage and access to extensive eaves storage. Door opening to;

## En Suite

with WC, wash basin with vanity unit, walk-in shower cubicle, part tiled walls, tiled flooring, rooflight window. Section of glass brick provides an interesting feature to shower and bedroom,

## Outside

To the front the property is set behind lawned garden, with established flower and shrub bed, shingle driveway provides parking.

To the side of the property there is a paved patio area, with access to the former garage (which now serves as substantial workshop) & gated access to the rear garden.

The extensive rear gardens are laid mainly to lawn, with flower and shrub beds, kitchen garden and fruit trees. Timber shed with power and lighting, summer house with power and lighting, Paved patio area adjoining property.

## Garage

With power, lighting, storage space above, double glazed window to side aspect, double glazed door providing personal access to the side aspect and electric roller door to front aspect.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Claypit Road, Foulsham Dereham

- 3 Bedroom Detached Home with Country Views
- Non-Estate, Village Setting
- 2 Reception Rooms and a Conservatory
- 22' ensuite Bed/Sitting Room with Juliet Balcony
- Modern 17' Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



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.localagent.com



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
RPM103687 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01603 873208**



[Reepham@williamhbrown.co.uk](mailto:Reepham@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



[williamhbrown.co.uk](http://williamhbrown.co.uk)