



**Highfield Close, Foulsham Dereham NR20 5SW**



**welcome to**

**Highfield Close, Foulsham Dereham**

3 Bedroom link- detached village house with garden and garage. No onward chain!



## Description

This 3 bedroom link detached, enjoys a tucked away setting in a small village cul-de-sac turning. It has the benefit of a garage and sizeable garden. This property offers an open kitchen diner space with a separate living room. Electric heating and leaded double glazed windows. The village offers some amenities including primary school, village shop and local pub. The village is also within the school catchments area of Reepham High School. 28 minute drive from North Norfolk Coast. 39 Minute Drive from Norwich (Source AA). NO ONWARD CHAIN!

## Entrance Porch

With double glazed front door, door to

## Lounge

15' 7" x 10' 10" ( 4.75m x 3.30m )  
brickwork ornamental fireplace, double glazed front window.

## Hall Lobby

With stairway leading off

## Kitchen / Dining Room

15' 8" x 9' ( 4.78m x 2.74m )  
With two double glazed rear windows, fitted range of base and wall units, work surface with tile surround and stainless steel sink. plumbing for washing machine, slot in cooker space with cooker hood. Understairs cupboard. Door to rear garden.

## Landing

## Bedroom 1

10' 10" x 9' ( 3.30m x 2.74m )  
With double glazed front window. Wardrobe

## Bedroom 2

9' x 9' ( 2.74m x 2.74m )  
With double glazed window to the rear.

## Bedroom 3

7' 6" x 6' 5" ( 2.29m x 1.96m )  
With double glazed front window.

## Bathroom

Double glazed window, tiling to walls, W/C wash basin, bath, fan heater, extractor fan, shavers point.

## Outside

To the front the driveway leads up to your garage (18'5 x 9'3") with up and over vehicular door, power and light, personal door to rear garden. The rear garden is of a good size, widening out due to the corner plot setting. A brick paved patio adjoins the house with dwarf wall with beds atop and step up up to lawn beyond. Conifer hedge aids seclusion and shelter. Timber garden shed, side path and gate leading to front.



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](http://www.focalagent.com)



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## **Highfield Close, Foulsham Dereham**

- NO ONWARD CHAIN!
- 3 Bedroom Link Detached
- Garage
- Village Cul-De-Sac
- Double Glazing & Electric Heating

Tenure: Freehold EPC Rating: Awaited

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103661 - 0002

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