

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' ($3.30m \times 2.74m$) With double glazed front window. Wardrobe

Bedroom 2

9' x 9' ($2.74m \times 2.74m$) 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





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

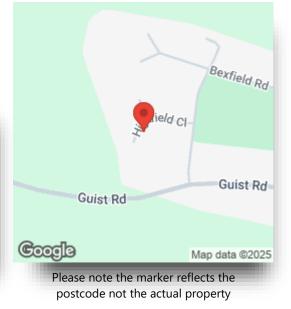
Tenure: Freehold EPC Rating: Awaited

£270,000









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Property Ref: RPM103661 - 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.

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