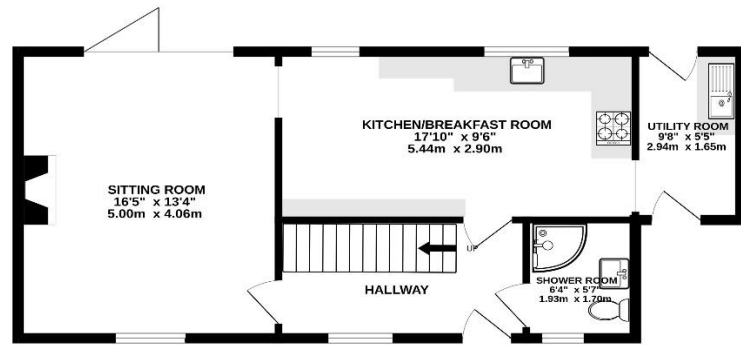
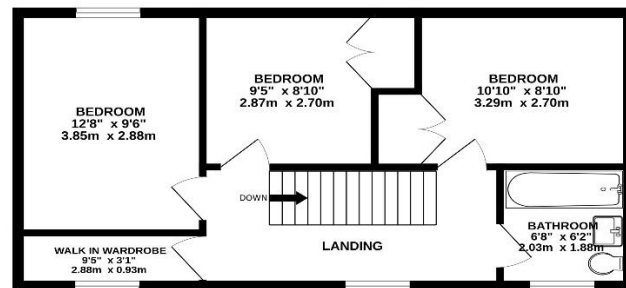


The Street, Foxley.
Guide Price £400,000 - £425,000 Freehold

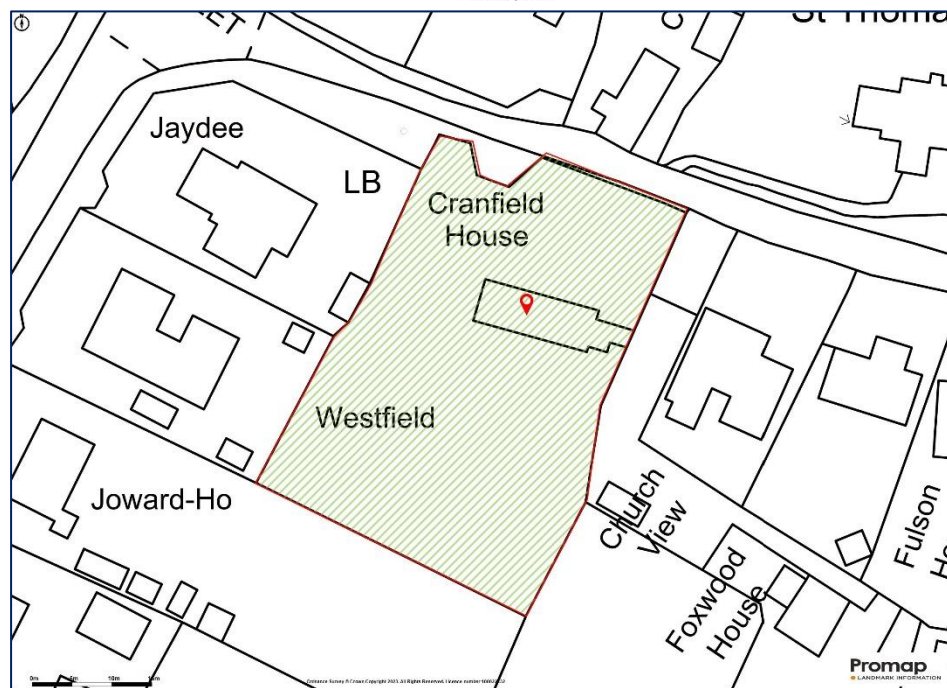
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix (2022)



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Attractive Detached Family Home
- Envious Plot Approaching ½ An Acre
- Three Bedrooms
- Kitchen/Breakfast Room Plus Utility Room
- Spacious Sitting Room With Feature Fireplace
- Family Bathroom
- Downstairs Shower Room
- Garage & Driveway For Several Vehicles
- Substantial Mature Rear Garden
- EPC Rating D / Council Tax Band D

Description

Iconic are proud to offer this three bedroom detached family home situated in the popular village of Foxley just 17 miles from Norwich.

Occupying an enviable plot approaching $\frac{1}{2}$ an acre, homes like this are rarely available and early viewing is essential to avoid disappointment.

The accommodation comprises; an inviting entrance hallway with tiled flooring, window to the front aspect, doors leading to all principal rooms and a staircase which rises to the first floor. The sitting room is generous in size and benefits from a feature fireplace with a window to the front and bi-folding doors which lead out to the garden. There is also an opening which leads into the kitchen/breakfast room. The kitchen/breakfast room again is a generous size with a range of wall and base units with an inset butler sink and tiled flooring. Furthermore, there is a doorway which leads to the utility room with ample storage, space for appliances and a door leading to the rear garden. Lastly, on the ground floor there is a shower room which comprises of a three piece suite with shower cubicle, low level WC and a hand wash basin.

To the first floor there are three well proportioned bedrooms with the second and third room benefitting from a built in wardrobe. There is also a walk in wardrobe accessed from the landing and a family bathroom with three piece suite.

Outside

The front aspect of the home is enclosed by mature hedging with the driveway is accessed via a five bar gate. Providing ample parking for several vehicles, the driveway also has access to the single garage and rear garden. To the rear, there is a substantial lawned garden which is flanked by mature trees and enclosed by timber fencing.

With a total plot approaching just under $\frac{1}{2}$ an acre this beautiful family home is a real must view.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Septic Tank, Water, Electricity and Broadband are all connected.

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE
Council Tax D

Tenure

Freehold

Directions

From the A1067 Fakenham Road travelling through Lenwade and Bawdeswell, take the right hand turning into Chapel Road East and turn right onto The Street where the property can be found on the right hand side.

