



**Pastures Loke, North Tuddenham, Dereham, NR20 3FU**



**welcome to**

**Pastures Loke, North Tuddenham, Dereham**

Contemporary 2 double bedroom mid-terraced home, built in 2020 and finished to a high standard. Offering a modern kitchen, generous lounge/diner, enclosed rear garden, 2 parking spaces, under floor heating and remaining Premier Warranty. Sought-after village location & offered with no onward chain!



## Description

This immaculate two double bedroom mid-terraced home was built in 2020 by respected local builder Norfolk Holdings Limited and forms part of an exclusive development in a desirable rural village, with convenient access to A47 routes. Finished to a high specification throughout, the property is still covered by the remaining Premier Warranty Guarantee.

The ground floor is thoughtfully designed with modern living in mind. From the entrance hall, there is access to a useful cloakroom and a stylish fitted kitchen. To the rear, a spacious lounge/diner creates a welcoming environment for relaxing and entertaining, with doors opening directly onto the garden. Upstairs, the first-floor landing leads to two double bedrooms. Bedroom two enjoys fantastic front-facing views, while bedroom one offers built-in storage. The accommodation is completed by a contemporary family bathroom.

Externally, the property features an enclosed rear garden that is ideal for outdoor enjoyment. There are also two allocated off-road parking spaces to the rear, providing practical convenience. Modern comforts include an air source heat pump, under floor heating, and double-glazed windows, ensuring efficiency and comfort throughout the year.

Offered with no onward chain, this home is ready to move straight into, making it an ideal purchase for first-time buyers, downsizers, or those seeking a modern residence in a peaceful yet well-connected location.

## The Accommodation

Black GRP entrance door with canopy opening to;

### Entrance Hall

Karndean Palio Click flooring, stairs rising to first floor landing, inset ceiling spotlights, under floor heating, doors opening to the kitchen and lounge with further door opening to;

### Cloakroom

Two piece suite comprising low level soft-close w.c, pedestal hand wash basin with chrome taps, tiled splashbacks, Karndean Palio Click flooring and under floor heating.

### Kitchen

10' 1" x 6' 8" ( 3.07m x 2.03m )

A modern range of matching wall and base units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink and drainer with Range mixer tap above, built-in Zanussi electric oven, inset Zanussi electric hob with tiled splashback and concealed extractor over, space for fridge freezer, plumbing available for dishwasher and washing machine, inset ceiling spotlights, Karndean Palio Click flooring, under floor heating and double glazed window to front aspect.

### Lounge/Diner

15' 7" x 14' 3" ( 4.75m x 4.34m )

Fitted carpet flooring, under floor heating, TV point, under stairs storage cupboard and double glazed patio doors with side panels opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, loft access and doors opening to both bedrooms and bathroom.

### Bedroom One

14' 6" max x 8' 8" ( 4.42m max x 2.64m )

Fitted carpet flooring, TV point, built-in wardrobes, radiator and double glazed window to rear aspect.

### Bedroom Two

14' 1" x 9' 1" ( 4.29m x 2.77m )

Fitted carpet flooring, built-in cupboard housing hot water tank, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level soft-close w.c, hand wash basin with chrome taps, panelled bath with shower head over, part tiled walls, shaver point, Karndean Palio Click flooring and heated chrome towel rail.

## Outside

The property is approached by a paved pathway which provides access to the main entrance.

Stepping out to the rear, the garden is fully enclosed by timber fencing for privacy and is laid predominately to well-tended lawn. There is a paved patio seating area, providing outdoor space for entertaining and dining, alongside a convenient storage shed and gate opening to the car park.

The home also benefits from two allocated parking spaces found at the rear of the property.

## Agents Note

We understand this property is subject to an annual service, maintenance and drainage charge of of approximately £678.00. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Waste from the property is served by septic tank. Contact the branch for more details.

## Location

The village of North Tuddenham boasts The Lodge public house and restaurant, Norfolk Farmhouse Ice Creams and farm shop, a village hall and an active local community. North Tuddenham also offers easy access to Norwich City centre, which provides a comprehensive range of entertainment, shopping and cultural amenities and is also a short drive away from the bustling market town of Dereham, which also has a large range of amenities.

## directions to this property:

Leave Dereham via Norwich Road and bare left just before joining the A47, sign posted Swanton Morley and North Tuddenham. Continue along this road for approximately 3 miles, upon entering the village of North Tuddenham, the development can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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## Pastures Loke, North Tuddenham, Dereham

- Stylish 2 Double Bedroom Terraced House
- Lounge/Diner With Double Doors To Garden
- Ground Floor Cloakroom And First Floor Bathroom
- Remainder Of Premier Warranty Guarantee
- Private Rear Garden And 2 Allocated Parking Spaces
- Under Floor Heating And Radiator Central Heating Via Air Source Pump Heating
- Double Glazed Windows Throughout
- Highly-Regarded Village Development

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£210,000**



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117642 - 0004

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