

# property details **approval form**

5 All Saints Close, Welborne, Dereham, Norfolk, England, NR20 3SL

**Date:** 18 June 2026

**Property Ref and Version:** DRM118197 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 3 Market Place, DEREHAM, Norfolk, NR19 2AW

**T** 01362 692238 **E** Dereham@williamhbrown.co.uk

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## >> **price**

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£500,000

Tenure: Freehold

## >> **key features**

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- > Modern three-bedroom detached bungalow
- > Sought-after rural village location
- > Approx. ¼ acre plot
- > Spacious lounge with feature fireplace
- > Contemporary kitchen/diner
- > En-suite to principal bedroom
- > Generous gardens with unique pond
- > Driveway parking and garage for multiple vehicles
- > EPC Rating: D

## >> **short description**

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Modern three-bedroom detached bungalow set in the sought-after rural village of Welborne, occupying approximately ¼ acre. Featuring underfloor heating, spacious lounge, contemporary kitchen/diner, garage, and generous gardens with a charming pond. A superb opportunity for peaceful village living.

## >> **long description**

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We are delighted to offer for sale this modern three-bedroom detached bungalow, beautifully positioned within the sought-after rural village of Welborne. Set within approximately a quarter of an acre, the property boasts a range of desirable features including underfloor heating, a garage, and a unique pond within the generous gardens.

The accommodation is well-proportioned throughout, providing comfortable and versatile single-storey living. A welcoming entrance porch leads into a bright and contemporary kitchen, fitted with an eye-level electric oven, electric hob, integrated appliances, and ample space for a dining table and chairs. The utility room offers further fitted storage and space for additional appliances.

The spacious lounge is a standout feature, complete with a stylish electric fireplace and double doors opening to the front, allowing plenty of natural light to flood the room. There are three well-sized bedrooms, with the principal bedroom benefiting from a modern en-suite, alongside a family bathroom featuring a walk-in shower.

Externally, the property is approached via a large shingle driveway providing ample off-road parking and access to the garage. The rear garden is a true highlight, offering a private and well-maintained outdoor space with a patio area, brick-built shed, and an extensive lawn bordered by mature planting and flowers. A pathway leads through the garden to a charming pond, creating a peaceful and picturesque setting.

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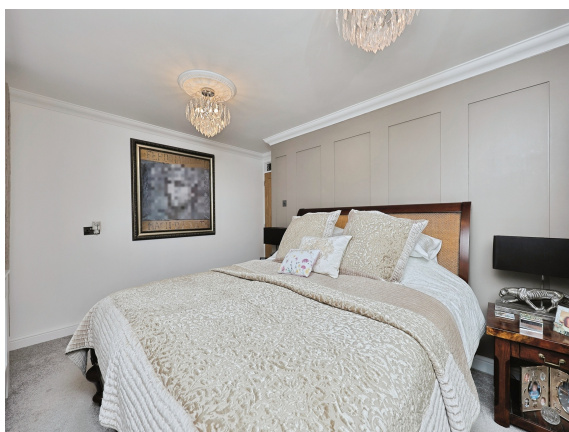
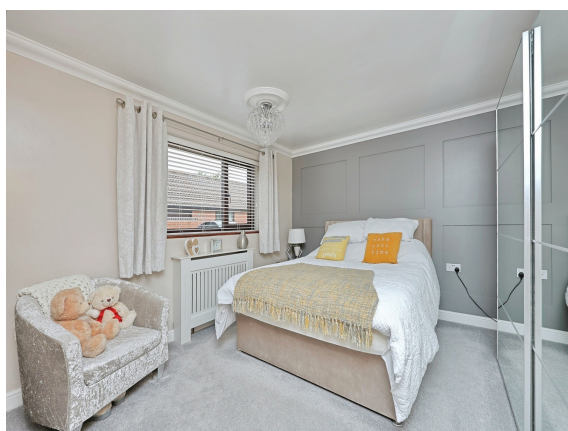
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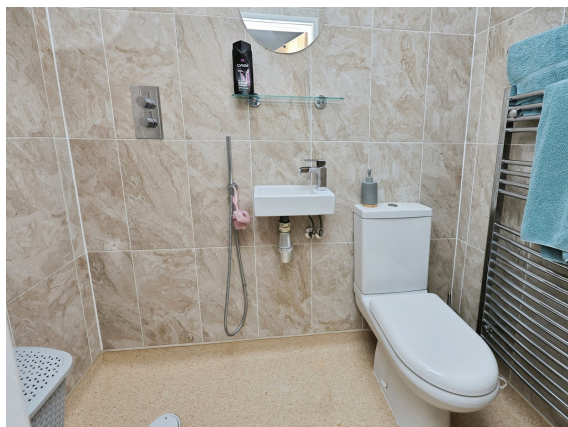
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## >> floor plan



Total floor area 125.4 m<sup>2</sup> (1,350 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## >> approval

**Signature**

**Date**

|                                       |  |  |
|---------------------------------------|--|--|
| <b>Paul Reilly</b>                    |  |  |
| <b>Mr &amp; Mrs J.&amp;.T. Palmer</b> |  |  |

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