



Orchard Close, North Elmham, Dereham, NR20 5HG

welcome to

Orchard Close, North Elmham, Dereham

EPC 'A' RATING! A superb & renovated 3 bedroom semi detached house, situated in the sought-after village of North Elmham, with local amenities close by. The contemporary home benefits from solar panels, open-plan living, stylish kitchen & utility, 2 bathrooms, generous garden space & driveway.



Description

Situated in the popular Norfolk village of North Elmham is this immaculately presented renovated three bedroom semi detached family home, with an 'A' rated energy efficiency. The property is the perfect opportunity for the prospective purchaser to acquire a generous family home which has been renovated to a very high standard and ample garden area.

The accommodation is spread over two floors, with the ground floor comprising welcoming entrance hall, sitting room with central multi fuel burner, fitted modern kitchen with pantry, utility space with room for dining table and shower room comprising modern three piece suite.

To the first floor there is three generous bedrooms and a family bathroom. To the outside of the property there is a generous garden space which is laid with lawn benefiting from a decked seating area with power and lighting, summer house and courtyard garden space. The garage/outbuilding further adds to the storage and has power and lighting with car charging point.

The Accommodation

Double glazed door opening to front:

Entrance Hall

Wood effect flooring, radiator, stairs to the first floor landing.

Lounge/Dining Room

22' 2" x 12' (6.76m x 3.66m)

Central multi fuel burner, fitted carpets, radiator x2, double glazed bay window to front aspect, double glazed window to rear aspect.

Kitchen

12' 1" x 7' 6" (3.68m x 2.29m)

Range of wall and base level units, complementary rolled edged work surfaces, inset stainless steel sink, inset electric hob, built in electric oven, built in fridge and freezer, wood effect flooring, pantry with double glazed window to side aspect, double glazed window to side aspect.

Shower Room

Modern three piece suite comprising low level W.C., hand wash basin with vanity unit, shower, wood effect flooring, heated towel rail, double glazed window with side aspect.

Utility Space

14' 5" x 10' 4" (4.39m x 3.15m)

Range of wall and base level units, complementary rolled edged work surfaces, inset stainless steel sink, wood effect flooring, space for washing machine, radiator, double glazed window with side aspect to both sides, double glazed window to rear aspect, double glazed door opening to the rear garden.

First Floor Landing

Fitted carpet, double glazed window to side aspect, storage cupboard with radiator.

Bedroom 1

14' 1" x 9' 4" (4.29m x 2.84m)

Fitted carpet, radiator, double glazed window to rear aspect, fitted wardrobes.

Bedroom 2

13' 4" x 9' 6" (4.06m x 2.90m)

Fitted carpets, radiator, double glazed window to front aspect.

Bedroom 3

10' x 6' 8" (3.05m x 2.03m)

Fitted carpets, radiator, double glazed window to front aspect, storage cupboard.

Family Bathroom

Modern three piece suite, low level W.C., hand wash basin set within vanity unit, paneled bath, wood effect flooring, heated towel rail, double glazed window to side aspect.

Outside

The property sits on a glorious plot set back from the road with ample garden space to the front which is laid with lawn and a variety of mature shrubs. To the rear of the property there is a fully enclosed garden space which is laid with lawn and benefits from a low maintenance adjacent garden space, a summer

house, decked seating area with power and lighting, courtyard garden space and gated access to the driveway.

Garage/Outbuilding

Door with front aspect, power and lighting, car charger

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

Agents Note

We have been made aware that there is a private right of way over the front garden for the neighbouring property to have access.

directions to this property:

Upon entering the village of North Elmham proceed to the village centre and take the second right hand turn into Eastgate Street. Continue to the bottom of Eastgate Street and turn right into Orchard Close, where the property can be found on the right hand side.



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welcome to

Orchard Close, North Elmham

- Immaculately presented renovated family home
- Three spacious bedrooms
- Modern living space with multi fuel burner
- Desirable fitted kitchen with utility/dining space
- Generous plot and garden space
- Driveway parking, garage/outbuilding and EV charger
- Desirable village location on a corner plot

Tenure: Freehold EPC Rating: A
Council Tax Band: B

guide price

£300,000 - £325,000



Total floor area 98.5 m² (1,061 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

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Property Ref:
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