

FREEHOLD



House - Semi-Detached

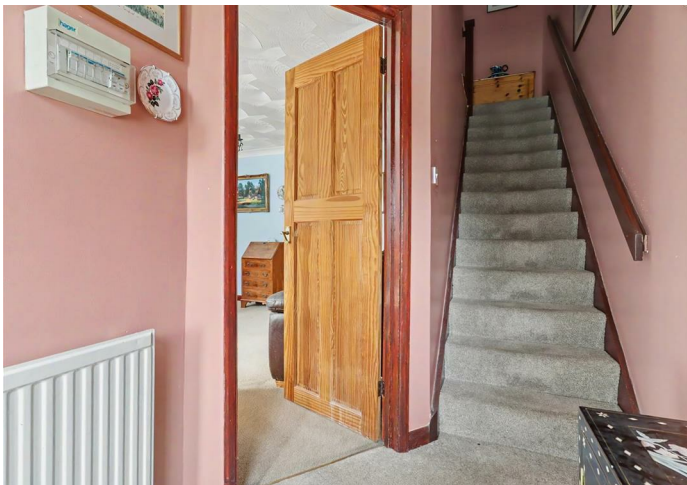
# FOUNDRY CLOSE FOULSHAM NR20 5TJ

Offers In Excess Of

# £200,000

## FEATURES

- Semi Detached House
- Family Bathroom
- Kitchen/Dining Room
- Driveway
- Oil Heating
- Two Bedrooms
- Sitting Room
- Entrance Hall
- Landscaped Garden
- No Chain



# 2 Bedroom House - Semi-Detached located in Foulsham

Welcome to this peaceful cul-de-sac on Foundry Close in Foulsham, Dereham, this charming two-bedroom semi-detached house presents an excellent opportunity for those seeking a delightful home. Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable sitting room, perfect for relaxation. The well-appointed kitchen/diner is ideal for both cooking and entertaining, providing a warm and inviting space for family meals.

On the first floor, you will find two generously sized bedrooms, along with a well-equipped bathroom, ensuring ample space for both rest and rejuvenation. The property boasts a front garden area complemented by a gravel driveway, offering convenient off-road parking for two vehicles.

The rear garden is a true highlight, having been lovingly landscaped by the current owner. With sculptured borders that promise seasonal surprises, this garden is a haven for nature lovers. The lawned area provides a serene setting, while an additional seating space at the rear, complete with a fruit tree and a shed, offers a perfect spot for outdoor enjoyment.

This lovely home is offered with no onward chain, making it an ideal choice for those looking to move in without delay. With its charming features and tranquil location, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful house your new home.

## Entrance Hall

Sealed unit double glazed door to the front along with window, stairs to the first floor, door to the sitting room.

## Sitting Room

12'11 x 12'0

Sealed unit double glazed window to the front, radiator, understairs cupboard and door to the kitchen/dining room.

## Kitchen/Dining Room

16'0 x 8'0

Sealed unit double glazed sliding patio doors and window overlooking the rear garden. Range of base and wall mounted units, sink unit with drainer, space for appliances.

## Landing

Airing cupboard and doors to all bedrooms and the bathroom.

## Principal Bedroom

13'0 x 8'0

Sealed unit double glazed window to the front, radiator and built in wardrobe.

## Bedroom Two

12'0 x 8'0

Sealed unit double glazed window to the rear and radiator.

## Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin. Tiled splashbacks. Radiator.

## Outside

To the front of the property there is a garden area with inset tree, gravel driveway to side providing off road parking. The rear garden has been landscaped with sculptured borders full of plants, mainly laid to lawn with seating area to the bottom with tree inset and the shed to remain.



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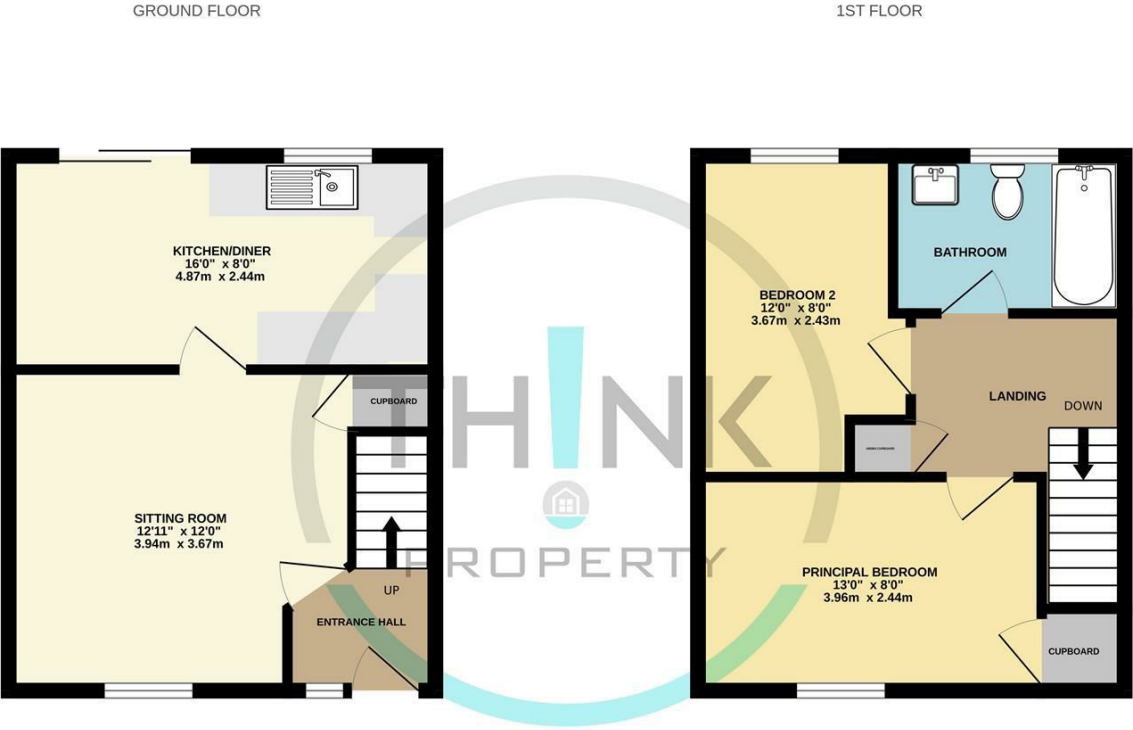


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

