



Oak Avenue, North Elmham - NR20 5JL

**STARKINGS
& WATSON**

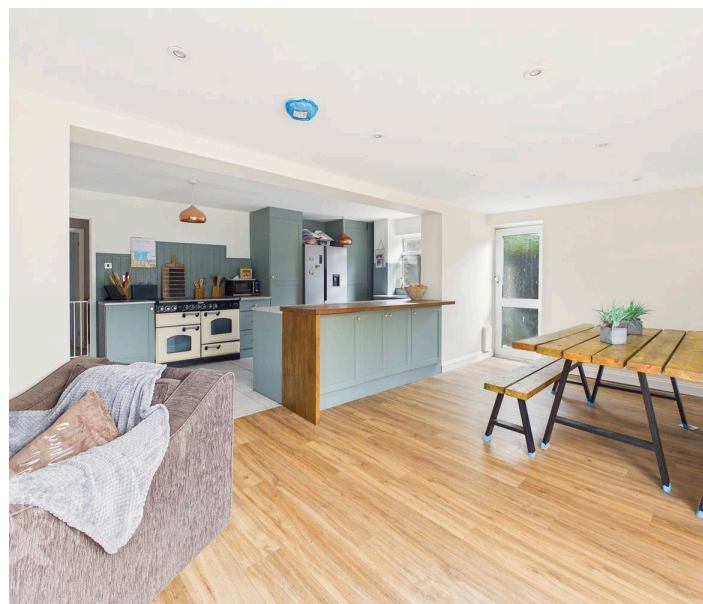
HYBRID ESTATE AGENTS



Oak Avenue

North Elmham, Dereham

RECENTLY REFURBISHED and beautifully presented, this DETACHED FAMILY HOME offers an impressive 1313 SQ. FT (stms) of versatile living accommodation, thoughtfully arranged over two spacious levels. Upon entering, you are welcomed by a BRIGHT ENTRANCE HALLWAY leading into the stunning 19' OPEN PLAN KITCHEN/SITTING ROOM, perfect for family gatherings and entertaining friends. The 2025 EXTENDED KITCHEN AND DINING ROOM boasts modern finishes and ample space for dining, seamlessly flowing into the living area for a truly sociable environment. A GROUND FLOOR DOUBLE BEDROOM (ideal for guests or multigenerational living) sits alongside a MODERNISED STUDY, offering a peaceful retreat for remote working or hobbies with the bedroom benefitting from a walk-in wardrobe with plumbing in place for an EN-SUITE shower room. Modern ELECTRIC HEATING ensures comfort throughout the seasons, while the contemporary FAMILY BATHROOM features a shower over the bath. A further THREE WELL-PROPORTIONED BEDROOMS provide flexible accommodation for growing families, complemented by generous storage and natural light upon the first floor. With a layout designed for modern living, this home offers both privacy and practicality, all within WALKING DISTANCE TO PUBLIC TRANSPORT LINKS AND AMENITIES.



The rear garden is FULLY ENCLOSED and enjoys a PRIVATE feel due to the position of the home while a SWEEPING DRIVEWAY gives ample OFF ROAD PARKING set behind a five bar swinging timber gate.

Council Tax band: C

Tenure: Freehold

- Recently Refurbished Detached Family Home Offering 1313 Sq. Ft (stms) Of Living Accommodation
- 19' Open Plan Kitchen/ Sitting Room & Versatile Ground Floor Double Bedroom
- Modernised Ground Floor Study & Electric Heating
- 2025 Extended Kitchen & Dining Room
- Three First Floor Bedrooms Giving Four Bedrooms Over Two Levels
- Family Bathroom With Shower Over Bath & En-Suite Planning Permission
- Low Maintenance Gardens With Driveway & Off Road Parking
- Walking Distance To Public Transport Links & Amenities

North Elmham lies approximately five miles from Dereham town centre, and short drives to Norwich City Centre, and the market towns of Fakenham and Holt. The village offers the Medieval church of St Mary, which stands next to the grounds of the old cathedral and the ruins of the Bishops Chapel close by.



The village offers various local amenities which include a primary school, pub, doctors surgery, post office and tea room, tennis club and a convenience store. Dereham offers an extensive range of amenities including a golf course, swimming pool, secondary schools, hospital and a cinema.

SETTING THE SCENE

The property can be found towards the very end of this quiet close, backing onto an open green space and playing field for further privacy. A 5-bar swinging gate provides security at the front of the home, with a sweeping driveway suited for the parking of multiple vehicles and growing families.

THE GRAND TOUR

A recent extension has created a stunning entrance lobby with vaulted ceilings featuring Velux windows, creating a bright and welcoming atmosphere to set the tone within this home. All refurbished tile flooring lines the floor with bench seating and storage, creating the perfect space to slip off coats and shoes. As part of the extension, a versatile home office has been added, accessed from the entrance hallway. Laid with wooden effect flooring in a herringbone pattern with tasteful decorative panelling, this space creates the ideal area for those working from home, as a further storage area, or potential quiet reading space. As part of the conversion, the existing sitting room was altered to create a ground floor main bedroom suite set upon all hardwearing wooden effect flooring, fronting onto the driveway through uPVC double-glazed windows. Whilst the space currently features a walk-in wardrobe and dress room, planning allows for an en-suite shower room to be fitted within this space creating the perfect area for those seeking multi-generational living.

To the rear of the home, the property comes alive courtesy of a sizable rear extension, creating a stunning sociable open-plan living space. Immediately to the left, the kitchen has been fitted to a high standard with ample worktop space and breakfast bar seating, suited for those with busy family lives or who enjoy hosting. From here, the flooring opens up to leave more than enough room for a formal dining table in front of a set of double-glazed sliding doors backing onto the rear garden patio for easy flow of natural light. Tucked away to the side of the property is the sitting room, with a free-flowing design allowing all living spaces towards the rear of the home to seamlessly merge into one.

The first floor landing gives access to three further bedrooms, with the smallest bedroom being located at the front of the property, benefiting from carpeted flooring and tasteful decorations, whilst the two larger double bedrooms are more than capable of each hosting a double bed with a range of storage solutions and soft furnishings. A two-piece bathroom suite is finished with attractive tiling, whilst a separate WC sits just next door to this for convenience.

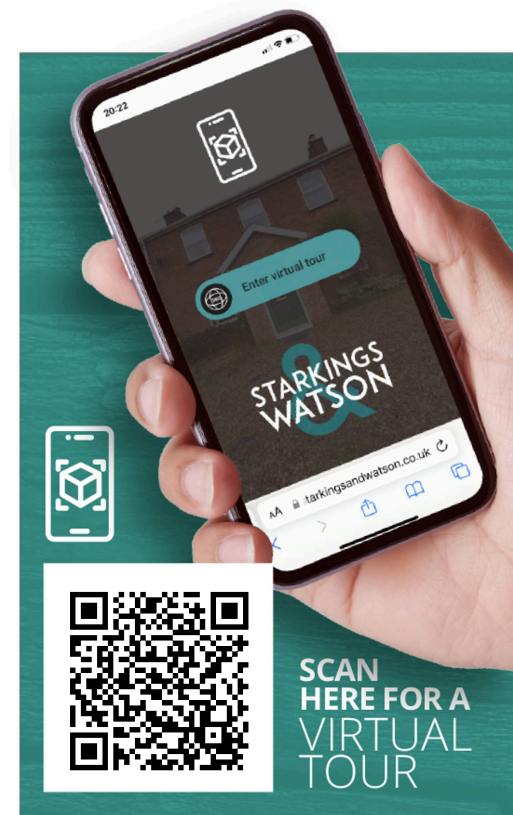
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Heading out from the kitchen, the rear garden is surrounded by timber panel fencing to fully enclose the space creating the perfect private sanctuary. To the front, the panel slat patio and decked seating area offers an ideal space for a summer barbeque or alfresco dining, while the remaining space is surrounded by lawned grass and outdoor storage shed. To the right, a mixture of shrubs are neatly arranged to a convenient structure.





Approximate total area⁽¹⁾
1313 ft²
122 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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