

william  
h brown

Select

Alverstone  
Church Road  
Worthing



A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME WITH FANTASTIC 'LIVE-IN' KITCHEN, GENEROUS GARDENS AND GARAGING FOR UP TO FIVE VEHICLES.

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME WITH FANTASTIC LIVE-IN KITCHEN, GENEROUS GARDENS AND GARAGING FOR UP TO FIVE VEHICLES.

## Alverstone, Church Road, Worthing, Dereham, Norfolk, NR20 5HR

2

### ENTRANCE HALL

With door in from the front aspect, and stairs leading to the first floor. Doors open into the sitting room and 'live-in' kitchen. This hall features attractive solid wood flooring which continues to most of the ground floor.

### SITTING ROOM

This lovely sitting room has 2 windows to the front aspect, and a brick lined fireplace housing a dual fuel stove on a raised pavement hearth with bressummer beam over.

### KITCHEN/DINING/LIVING ROOM

This fantastic open plan room offers plenty of space for living and dining as well as housing the kitchen. The kitchen is fitted with an extensive range of bespoke base units including incorporating storage baskets and quartz work surfaces over and inset sink unit. Matching wall cabinets and a glazed dresser unit provide more storage. A large island with solid wood surface gives more storage and workspace as well as incorporating a breakfast bar. This island also houses a five-ring hob with hood over. Other integrated appliances within the kitchen include twin AEG ovens, combination microwave and steamer oven along with a dishwasher. There is space with fitted storage around for an American style fridge/freezer. The kitchen is completed by colour changing plinth lighting.

The remainder of this room is divided into living and dining areas, with bifold doors to the rear garden. There is plenty of natural light provided by window to three aspects, and 3 Velux windows in a half-vaulted ceiling.







## STUDY

This great home office has double doors from the kitchen and window to the front aspect. An exposed brick chimney breast to one wall provides character.



## SIDE HALL/BOOT ROOM

This wide hallway is ideal for day-to-day use with door in from an oak framed porch adjacent to the main driveway. There is plenty of space for a bench and coat hanging along with a storage cupboard with double doors which houses the hot water cylinder. Additionally, there is a deep pantry offering plenty of storage. A window

overlooks the rear garden.

## UTILITY ROOM/CLOAKROOM

A practical room offering further base and storage units, and a second sink unit. This room has plumbing for washing machine and tumble dryer, as well as housing a wc.



### LANDING

With stairs up from the entrance hall.

### PRINCIPAL BEDROOM

A well-proportioned bedroom room with Juliette balcony overlooking the rear garden, and second window to the side aspect. Deep fitted wardrobe cupboard. There is also a suite of built in bedroom wardrobes. Matching free standing furniture can be included in a sale.

### EN-SUITE

This en-suite is fitted with an oversized shower cubicle with overhead, rainwater shower, and handheld shower, wc and vanity hand wash basin with storage under. Tiling to walls.

### BEDROOM 2

Another double bedroom with window to the front aspect.

### BATHROOM

This stylish bathroom is fitted with a suite comprising a free-standing roll-top bath having a telephone style mixer tap with shower attachment, oversize shower cubicle with both overhead, rainwater shower, and handheld shower, wc and vanity hand wash basin with storage under. Radiator/towel rail.

### BEDROOM 3

With window to the front aspect.

### BEDROOM 4

With window to the front aspect.





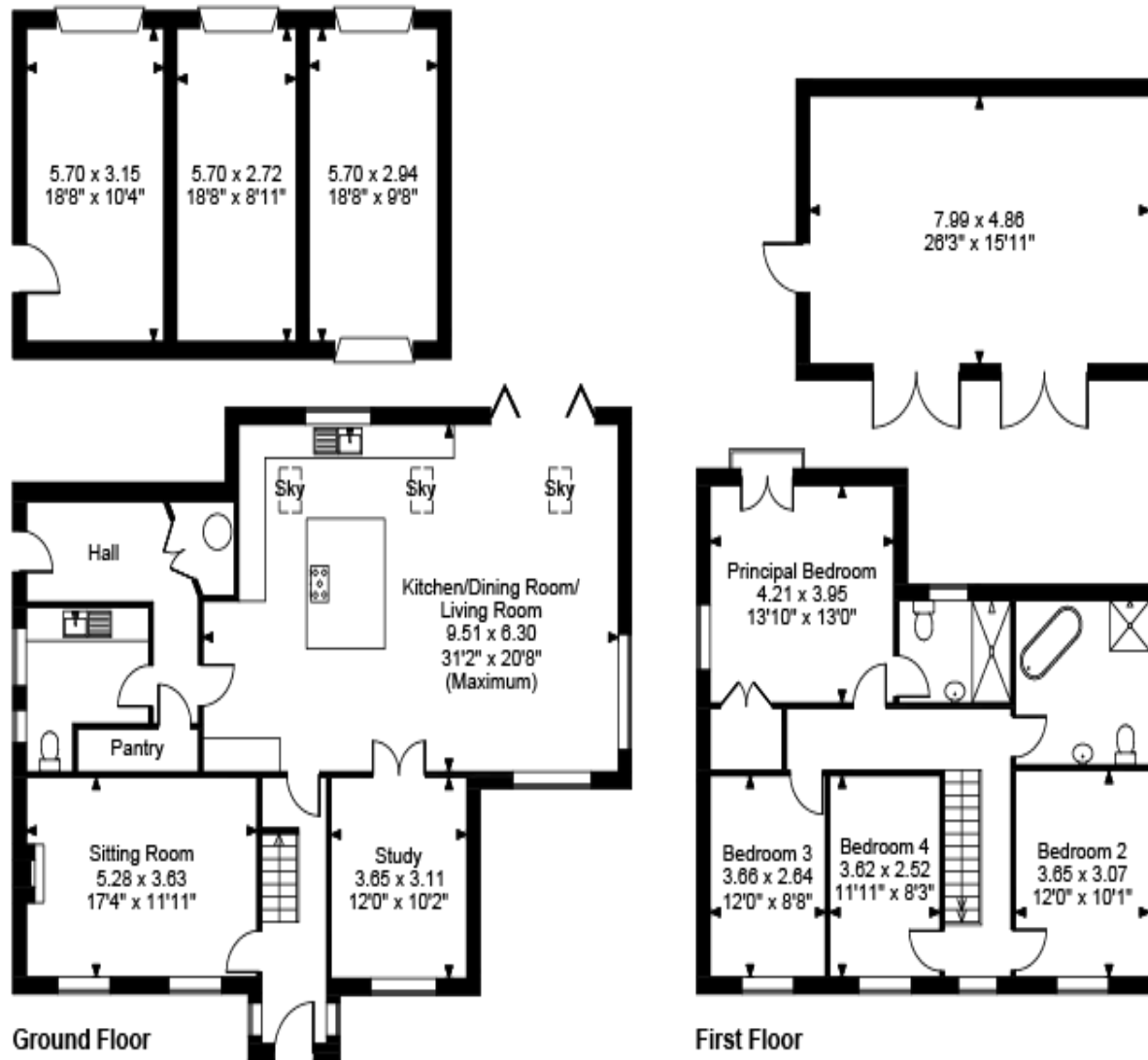
hardstanding, and allowing vehicular access to the foot of the garden where there is a timber workshop with twin double doors offering more garaging if required. The majority of the garden lies to the rear of the property and has a southerly aspect. Adjoining the property is an extensive sun terrace accessed from the kitchen via the bifold doors from the kitchen with retaining wall, and steps up to the garden. This garden is laid to lawn with a number of shrub beds, and a mature specimen fir tree. The gardens are enclosed by a combination of mature hedging and secure fencing.

## EXTERNAL

The property stands back from the road with two driveways, both with attractive imprinted paving, which provide plenty of parking and both have gated access to the rear garden. The main drive leads to the triple garage which has three electric roller doors, and with one of the garages having a personal door to the side, and another having a second roller door to the rear where there is an area of



Alverstone, Church Road, Worthing, Dereham, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▤▤▤▤ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8692103/SS

# Select

£750,000

This fantastic house stands in garden which approach ½ acre (STMS) within the village of Worthing which is well placed for access to the market towns of Dereham and Fakenham, the County capital, Norwich, and the Norfolk coast. The original, period house, has been carefully extended and refurbished to provide a wonderful family home with many exemplary features. The ground floor features a super 'live-in' kitchen, a lovely sitting room with dual fuel stove, a home office and generous utility room. On the first floor there are four bedrooms, with the principal bedroom having an en-suite shower room, and a stylish bathroom. Externally there are two driveways providing plenty of parking a triple garage and a further timber workshop/garage which could house a further two vehicles.



EPC Rating: D  
Council Tax Band: E  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

To view this property's virtual tour,  
or to see all our properties, visit

[www.williamhbrown.co.uk](http://www.williamhbrown.co.uk)



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.