



Sandcliffe Drive, Dereham, NR20 3UE

welcome to

Sandcliffe Drive, Dereham

An immaculate 4 bedroom detached family home, offering ample living space, and located within a highly-regarded development close to town. The modern home boasts the remainder of its NHBC warranty, impressive kitchen/diner, utility, study, en suite, enclosed garden, driveway & double garage!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Karndean flooring, stairs rising to first floor landing, built-in storage cupboard, radiator and doors opening to the lounge, kitchen/dining room, study and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, Karndean flooring and radiator.

Study

5' 7" x 8' 7" (1.70m x 2.62m)

Karndean flooring, radiator and double glazed window to front aspect.

Lounge

18' 10" x 13' 3" (5.74m x 4.04m)

Karndean flooring, media wall, under stairs storage cupboard, radiator, dual aspect double glazed windows to front and side aspects, and double doors opening to;

Open-Plan Kitchen/Dining Room

10' 2" x 25' 1" (3.10m x 7.65m)

A modern range of white wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, built-in electric Bosch oven with inset gas hob, splashback and extractor hood over, integrated Bosch dishwasher, Karndean flooring, under-cabinet lighting, inset ceiling spotlights, radiator, double glazed window to rear aspect, double glazed French doors with side panels opening to the rear garden and door opening to;

Utility Room

A matching range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, integrated Bosch fridge freezer, space for washing machine, space for tumble dryer, cupboard

housing boiler, Karndean flooring, radiator and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 3" max x 9' 4" min (3.73m max x 2.84m min)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, wall mounted hand wash basin, walk-in shower cubicle, part tiled walls, Karndean flooring, heated towel rail and double glazed obscure glass window to side aspect.

Bedroom Two

9' 6" x 13' 5" (2.90m x 4.09m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

9' 4" x 13' 9" (2.84m x 4.19m)

Fitted carpet flooring, radiator and two double glazed windows to front aspect.

Bedroom Four

10' 5" x 9' 1" (3.17m x 2.77m)

Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspects.

Family Bathroom

Three piece suite comprising low level w.c, wall mounted hand wash basin, panelled bath with shower over, part tiled walls, Karndean flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The grand property is approached by a brickweave driveway which provides side by side off-road parking and access to the double garage. The remainder of the front is well-maintained and features lawn, shrub beds and a paved pathway leading to the main entrance.

Stepping out to the well-proportioned, south-west facing rear, the garden is laid predominantly to sprawling lawn with a paved patio seating area, ideal for outside entertaining and relaxing. Together with raised flower beds, personal door access to the double garage and timber fencing which encloses for privacy. The vendors have also informed us that there is provision for a 40 amp electric supply to the garden.

Double Garage

Power, lighting, personal door to rear and up and over doors to front.

Agents Note

We are informed by the vendor this property is subject to an annual management charge of approximately £238.00 per annum for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.



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welcome to

Sandcliffe Drive, Dereham

- GUIDE PRICE £400,000 - £425,000
- Substantial 4 Bedroom Detached House
- 25' Contemporary Kitchen/Dining Room
- Cloakroom, En Suite And Family Bathroom
- Remainder Of NHBC Warranty

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

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM117224 - 0005

1. MONEY LAUNDERING REGULATIONS 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, 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.

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