



Dunlop Road, Dereham, NR19 2XL

welcome to

Dunlop Road, Dereham

VIEW NOW! A spacious 4-bed detached house, located within a well-established development, close to town centre. The well-presented home boasts 2 reception rooms, conservatory, modern kitchen, utility, en suite, fantastic wrap-around garden, driveway parking & single garage!!



Description

This well-presented four bedroom detached home offers generous and well-proportioned living space, set within a popular development close to local amenities.

The ground floor features a welcoming entrance hall, cloakroom, a spacious 21' dual aspect lounge, separate dining room, modern fitted kitchen, useful utility and a bright conservatory overlooking the garden space. Upstairs, the master bedroom benefits from an en suite shower room, complemented by three further bedrooms and a stylish family bathroom.

Outside, the property enjoys a spacious private garden that wraps around to the side and front, attractively landscaped and well-stocked to create an inviting setting. A driveway and garage provide parking. Further benefits include gas fired central heating and double glazed windows throughout.

With its generous layout and well-connected location, this home is an ideal choice for families seeking space, comfort and convenience.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, two floor to ceiling obscure glass double glazed windows to front aspect, doors opening to lounge, dining room, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, fitted carpet flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

21' 7" x 14' 2" (6.58m x 4.32m)

Fitted carpet flooring, central gas fireplace with tiled hearth and surround, two radiators, double glazed bay window to front and side aspect, double glazed sliding doors opening to the rear garden and double doors opening to;

Dining Room

10' 2" x 8' 8" (3.10m x 2.64m)

Fitted carpet flooring, radiator and double glazed sliding doors opening to the rear garden.



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Kitchen

14' 4" x 10' 11" (4.37m x 3.33m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric eye-level oven, inset gas hob with extractor hood over, integrated dishwasher, space for free standing fridge freezer, under stairs storage cupboard, wood effect flooring, ceiling spotlights, double glazed window to rear aspect and door opening to;

Utility Room

4' 9" x 3' 3" (1.45m x 0.99m)

Further floor mounted base units with complementary rolled edge work surfaces over, inset sink, wood effect flooring, radiator and door opening to;

Conservatory

15' 8" x 7' 8" (4.78m x 2.34m)

UPVC and brick build with wood effect flooring, double glazed windows surrounding and double glazed French doors opening to the rear garden.

First Floor Landing

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

Master Bedroom

12' 11" x 9' 11" (3.94m x 3.02m)

Fitted carpet flooring, two built-in wardrobes, two radiators, two double glazed windows to rear aspect and door opening to;

En Suite

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

Bedroom Two

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted carpet flooring, two built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.57m)

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

Bedroom Four

14' 3" x 5' 11" (4.34m x 1.80m)

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

Family Bathroom

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

Outside

The front of the property is approached by a brickweave driveway which provides off-road parking and access to the single garage. The remainder of the front is laid to lawn, enhanced by established plants and hedging. Gated access leads to the side garden.

The property boasts a generous, wrap-around garden, laid predominately to lawn and offering a great space for outdoor entertaining. Stepping out you are greeted by a patio area, ideal for seating space and dining, alongside a further patio space which leads round to the front, enhanced by shingle and colourful plant beds. Within the garden, there are numerous shrubs, plant borders, raised beds and mature trees which add charm and a sense of tranquillity. Timber fencing encloses the property for privacy and security.

Garage

17' 1" x 9' 1" (5.21m x 2.77m)

Power, lighting and up and over door to front aspect.



welcome to

Dunlop Road, Dereham

- Delightful 4 Bedroom Detached House
- Impressive 21' Dual Aspect Lounge
- Formal Dining Room And Conservatory
- Modern Fitted Kitchen Plus Separate Utility
- Cloakroom, Master En Suite And Family Bathroom
- Spacious And Private Wrap-Around Garden
- Driveway Parking For 2 Vehicles And Garage
- Well-Regarded Development, Close To Town

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Total floor area 151.5 m² (1,631 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.focalagent.com



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Property Ref:
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