

CHAPEL LANE

Foulsham, Dereham NR20 5RA

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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STARKINGS WATSON

- Character Cottage in Foulsham
- Semi-Detached Accommodation
- Character & Modern Touches
- Kitchen with Utility Room
- Open Plan Sitting/Dining Room
- Three Bedrooms & Bathroom Upstairs
- Private, Non Overlooked Gardens
- Garage and Parking to Front

IN SUMMARY

MOTIVATED VENDORS now looking to sell this SEMI-DETACHED COTTAGE which has been a MUCH LOVED FAMILY HOME. There is CHARACTER perfectly blended with MODERN FINISHES in this home with accommodation featuring an ENTRANCE HALL, cloakroom, KITCHEN, utility room, and an open plan SITTING/DINING ROOM which has each area clearly defined with the FURNISHINGS in place. Upstairs, THREE BEDROOMS lead from the landing with a MODERN FAMILY BATHROOM servicing all of them. The garden to rear is NON-OVERLOOKED and there is a DOUBLE GARAGE with parking to front for multiple vehicles.

SETTING THE SCENE

Chapel Lane is tucked away and you could almost miss it when driving down Station Road. After turning right and heading down the road for only a few feet, this home comes into view with the wonderful climbing flower on the front of the property. There is a shingle driveway which leads to the garage and provides parking for multiple vehicles. Adjacent there

is a pathway for access to the garden and main property.

THE GRAND TOUR

Inside this home, there is characterful stripped wood flooring underfoot with stairs to the first floor and storage. To the left hand side a cloakroom with a low-level W.C and hand wash basin, next the door to the kitchen and the sitting room. The kitchen has been updated with a modern range of units at wall and base level finished with a square edge worksurface and integrated cooking appliances. This includes a gas hob, electric cooker and extractor fan above with space provided for an 'American' style fridge freezer leaving only the white goods in the adjacent utility room. Continuing through to the dining area which has wood effect flooring underfoot, a built-in double cupboard and French doors to the rear garden. This space blends seamlessly with the sitting room where you find exposed timber beams and a generous window facing to front with greenery in view. The bedrooms upstairs are all good sizes of which all face a different aspect. The main bedroom looks to front, bedroom two to the side as the accommodation is semi-detached and the final bedroom has a fantastic view over the rear garden. Servicing these bedrooms is a three-piece bathroom which has a bath, wall mounted basin and a low-level W.C.

THE GREAT OUTDOORS

Entering the rear garden through the French doors, there is an area of patio with plenty of space for a garden furniture set immediately outside. This opens



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up to a generous lawn with plenty of space for a wide range of activities and entertaining. There is a wonderful Willow to one corner of the garden and the personnel door into the double garage. There is scope to landscape further if required and the garden enjoys a non-overlooked aspect

OUT & ABOUT

Foulsham is a typical Norfolk village just off the A1067 Norwich to Fakenham Road on a road that goes to and comes from virtually nowhere. The name means "Homestead of the birds". The lovely 14th century 'Church of The Holy Innocent' was burnt severely in a fire in 1770 and was rebuilt with its 15th century tower intact. Foulsham is 11 miles from Dereham with its wide range of shops, schools and facilities. Foulsham is in the Reepham High School catchment area. It is 30 miles from King's Lynn with its direct rail link to Cambridge and London and just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport.

FIND US

Postcode : NR20 5RA

What3Words : ///section.parade.stilted

VIRTUAL TOUR

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

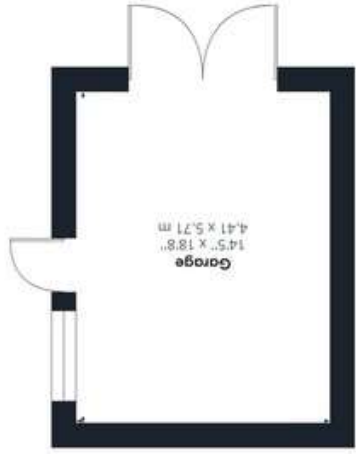
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Price:

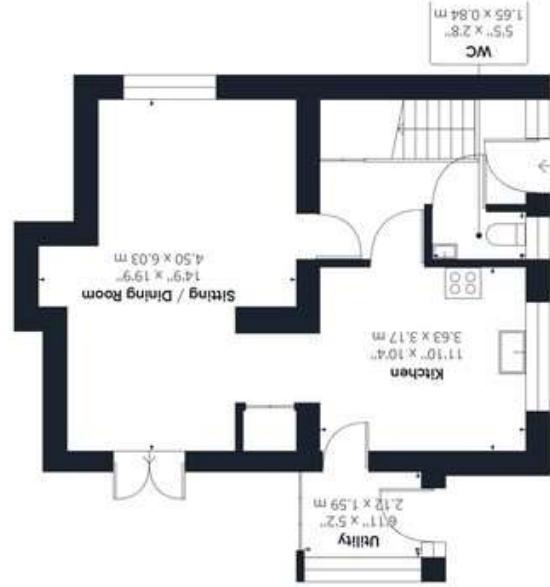


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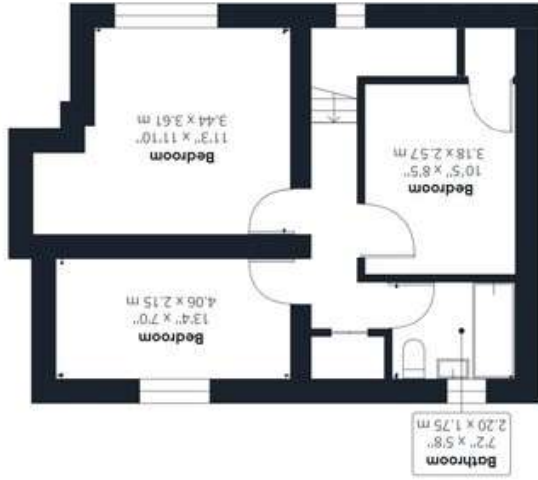
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1338.96 ft²
 124.38 m²