

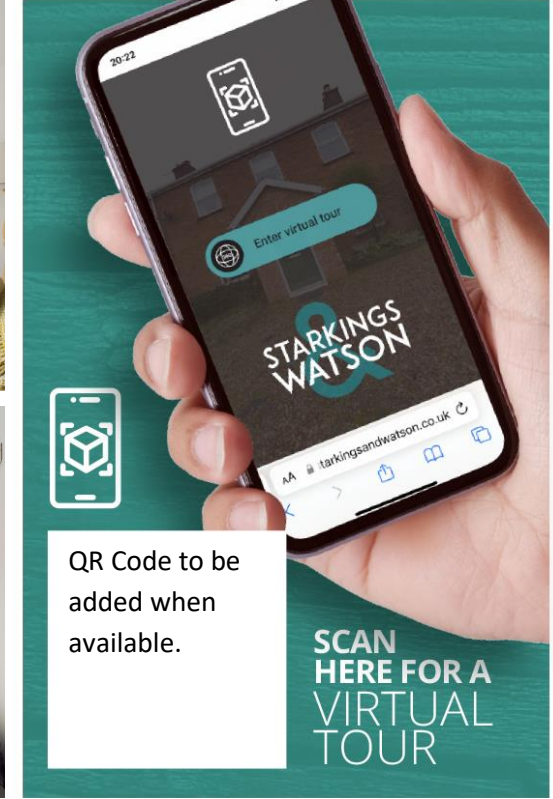
FIELD MAPLE DRIVE

# Dereham NR20 3GD

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



QR Code to be added when available.

SCAN HERE FOR A VIRTUAL TOUR



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- 2023 Built Home
- Tandem Driveway to Side
- Generous Lawned Garden
- Hall Entrance & Cloakroom
- Kitchen with Integrated Appliances
- Three Double Bedrooms
- Flooring Installed Throughout
- Family Bathroom & En Suite

### IN SUMMARY

This 2023 BUILT semi-detached TOWNHOUSE is the perfect home for a buyer seeking SPACIOUS BEDROOMS and a great sized GARDEN. With a 10 year NHBC warranty, the property was built with various extras, and is presented in IMMACULATE as new condition, with FLOORING installed throughout. Located on the outskirts of DEREHAM close to LOCAL SCHOOLING and AMENITIES, the property offers open plan living, with a HALL ENTRANCE, sitting room, cloakroom and KITCHEN/DINING ROOM - including a FULL SUITE of INTEGRATED APPLIANCES. Upstairs, the first floor offers TWO DOUBLE BEDROOMS and the family bathroom, with a useful STUDY room leading to the top floor where the main DOUBLE BEDROOM with VELUX WINDOW, built-in STORAGE and an EN SUITE shower room.

### SETTING THE SCENE

A low maintenance lawned frontage includes various planting with a pathway to the front door. An adjacent tandem driveway offers ample off road parking with a gated access to the rear garden.

### THE GRAND TOUR

Heading inside, the carpeted hall entrance offers built-in storage and stairs to the first floor landing. A door takes you into the sitting room, with a uPVC double glazed window to front and fitted carpet under foot. The inner door takes you to the kitchen/dining room, the hub of the home with space for a table, and built-in storage under the stairs. The kitchen is finished with a contemporary range of wall and base level units, with an inset gas hob with stainless steel splash backs and extractor fan, along with a built-in eye level electric double oven, integrated fridge and dishwasher. Wood effect flooring has been fitted, with French doors to the garden, and a door to the cloak/utility room, creating a versatile space with a W.C and space for laundry appliances. Upstairs, the first floor is carpeted, with two double bedrooms. The family bathroom offers a white three piece suite with a shower over the bath, glazed shower screen and attractive tiled splash backs. A useful study room offers stairs to the top floor, with a window to front, velux window to rear, built-in storage and a door to the immaculate en suite shower room.

### THE GREAT OUTDOORS

The rear garden is a great sized blank canvas ready for landscaping. Enclosed with timber panelled fencing, the lawned space offers gated access to front, and a patio seating area.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### OUT & ABOUT

The rural village of North Tuddenham sits 4 miles east of the market town of Dereham offering easy access onto the A47. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many amenities of schools, shops, restaurants and many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

### FIND US

Postcode : NR20 3GD

What3Words : ///soldiers.woven.inversion

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual service charge in the region of £200 PA is due for the upkeep of communal space.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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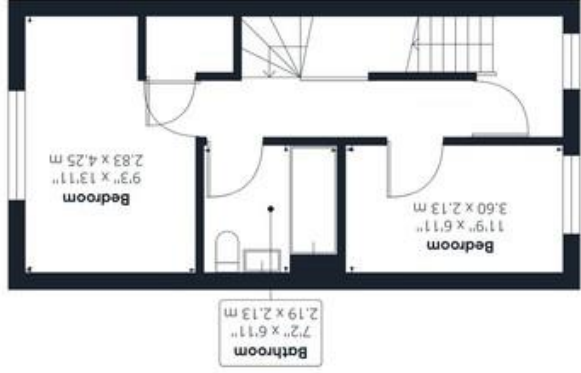
**GIRAFFE 360**

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

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1033.45 ft<sup>2</sup>  
96.01 m<sup>2</sup>  
Reduced headroom  
23.78 ft<sup>2</sup>  
2.21 m<sup>2</sup>



**Floor 1**



**Ground Floor**



**Floor 2**