



1 The Woodlands
Dereham | Norfolk | NR19 1TL

CHARACTER AND SPACE



This spacious family detached home has a setting tucked away on a quiet cul-de-sac in the popular market town of Dereham within easy reach of the many amenities the town has to offer. A stone's throw from the A47, destinations such as Norwich, Swaffham and King's Lynn are highly accessible. With four bedrooms on the first floor (the master with an en suite) and a family bathroom, downstairs there's a wealth of living space comprising a large living room with an open fireplace and an adjoining dining room, a kitchen with ancillary utility room, sunroom, an office and an integrated double garage. To the front of the property there is a shingled drive with off-street parking for several vehicles, and the south-facing rear garden to the rear is approximately 100ft by 45ft and beautifully landscaped with many wonderful features.



KEY FEATURES

- A versatile Detached Family Home ideal for Homeworkers and Multi-Generational Living
- Found on the outskirts of the Town, ideal for Schools and commuters
- Potential for Annexe with relevant permissions being approved
- Hall, Sitting Room, Dining Room, Kitchen and Utility Room
- Garage and Storeroom, Home office and Garden Room
- Four Bedrooms, Family Bathroom and En-Suite
- Off Road Parking and Generous enclosed Gardens
- Total Accommodation extends to 2170sq.ft
- Energy Rating C

Wonderful Home

"We've owned the property for sixteen years," the present owners said. "One of the things that attracted us to it was that it is close to town and has such good transport links with a great bus service. During our time here we have added the home office and sunroom."

When asked about their favourite spaces at the property, the owners said, "Definitely the sunroom and the living room."

"We will certainly miss the quiet location of our home and the private garden where we have spent many happy hours."

Perfect Location

A busy market town in the heart of Norfolk, Dereham offers a wealth of amenities including a wide range of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools within the town. For the nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both only a short distance away.

Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and dinosaur parks, Pensthorpe nature reserve and woodland conservation park, and Thetford Forest Park.

A designated Area of Natural Beauty, The North Norfolk coast with its celebrated beaches is approximately twenty-five miles by car while the cathedral city of Norwich is approximately seventeen miles by car and which offers a mainline rail link to London Liverpool Street and also an international airport.

























INFORMATION



On Your Doorstep...

The market town of Dereham has a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?...

Dereham can be found 12.5 miles south of Fakenham and 18.5 miles west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

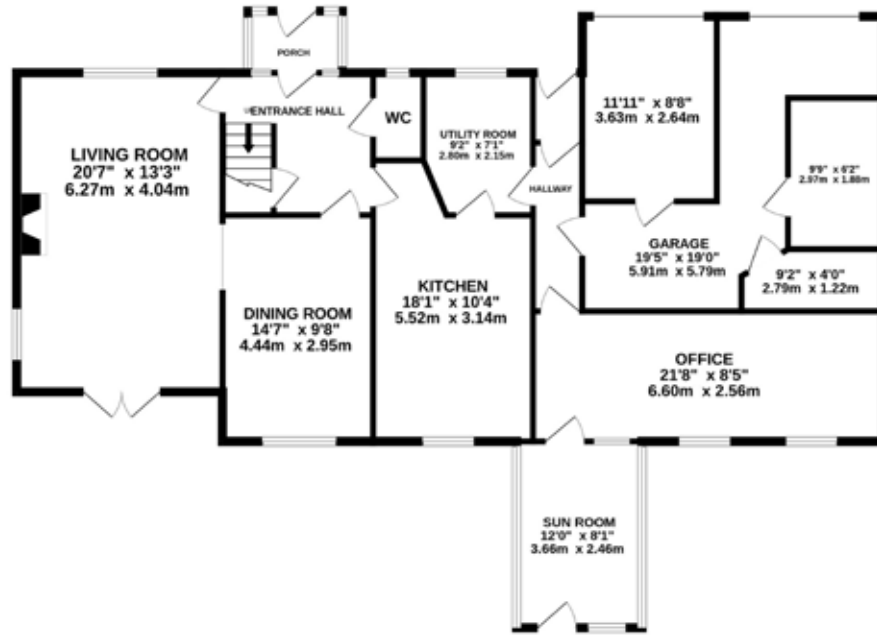
Services

GFCH, Mains - Water and Drainage
Breckland District Council
Council Tax Band E

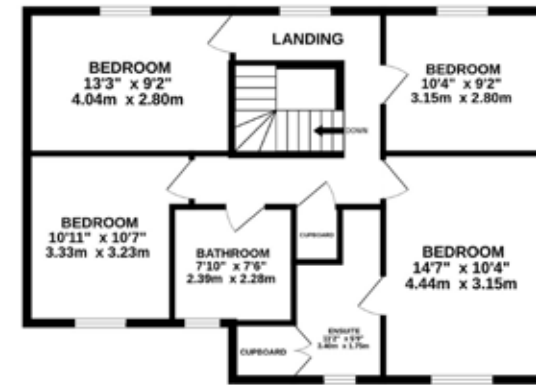
Tenure

Freehold

GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2170 sq.ft. (201.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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Fine & Country Foundation, charity no. 1160989

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