



Maple Tree House Dereham Road, Garvestone

Guide Price £400,000

Maple Tree House Dereham Road

Garvestone, Norwich

Step inside this inviting property boasting a spacious living room with hard flooring and French doors leading to the open-plan kitchen/diner, perfect for seamless entertaining. The kitchen/diner features bright cupboards, a breakfast bar and ample space for dining, complemented by a utility room and WC for added convenience. Additionally, a versatile fifth bedroom on the ground floor caters to various needs. Upstairs, the master bedroom offers luxury with an ensuite shower room, while the remaining three bedrooms provide ample accommodation, all accompanied by a well-appointed bathroom. Outside, the property features an excellent-sized garden with a decked pergola and fencing for privacy, ideal for outdoor activities. Off-road parking on a private driveway and a workshop/outbuilding add further convenience and storage space.

THE LOCATION

Nestled in the charming village of Garvestone, offering a picturesque countryside setting with convenient access to essential amenities. Within the village, you'll find the Garveston Village Hall, a hub for community events and gatherings. St. Margaret's Church adds to the village's historic charm. Just a short drive away, Dereham town awaits, providing a wealth of amenities and services. Dereham boasts a variety of supermarkets, including Tesco and Aldi, ensuring your grocery needs are well-catered for. Additionally, you'll have easy access to medical facilities, including doctors and dentists. The property's location is further enhanced by its proximity to the A47, a major road that connects you to both Swaffham and Norwich, allowing for convenient commutes and access to a wider range of amenities and attractions in these bustling towns.



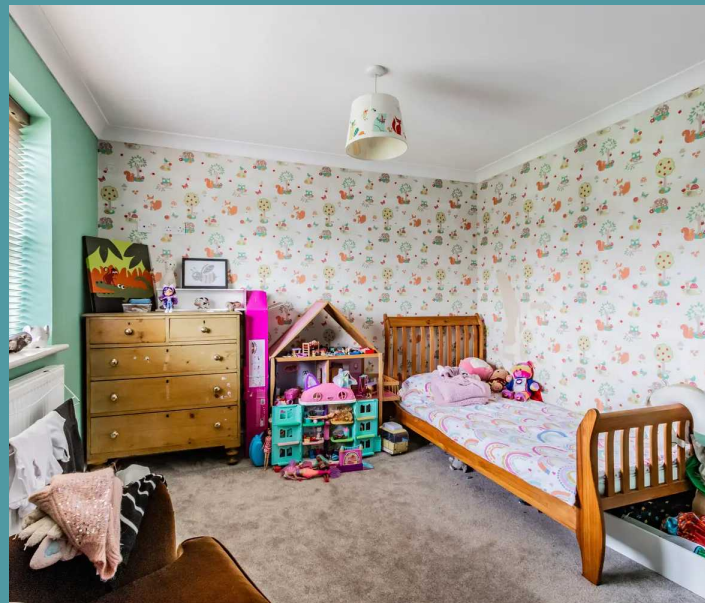
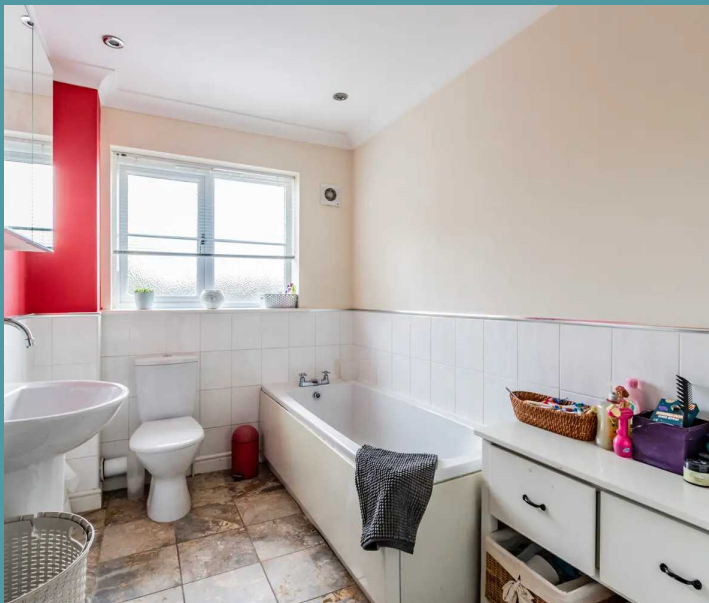
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THE PROPERTY

Upon entering the property, you are greeted by a great-sized living room with hard flooring, providing a stylish and practical area for relaxation. This room offers ample space for furniture placement and boasts French doors that open into the open-plan kitchen/diner, providing a seamless flow between the two spaces. The open-plan kitchen/diner with bright cupboards, a breakfast bar and plenty of space for a dining set, this area is ideal for entertaining guests or enjoying family meals. For added convenience, a utility room is available for additional appliances, along with a WC and pantry/storage area. Additional features of this property is the fifth bedroom located on the ground floor. This versatility allows this room to be utilised as a guest bedroom, study, or playroom, catering to your evolving needs.

The first floor is home to the master bedroom, complete with an ensuite shower room, adding a touch of luxury and privacy. Additionally, the remaining three bedrooms provide ample space and accommodation, accompanied by a well-appointed family bathroom.





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Stepping outside, you will immediately appreciate the excellent-sized garden that accompanies this property. With a sprawling lawn, decked pergola and enclosed with fencing for privacy, this outdoor space provides the perfect setting for dining, playtime with children or relaxing in the sunshine. Off-road parking is available on a private driveway, ensuring convenience and ease for multiple vehicles. Furthermore, a workshop and outbuilding offer excellent space for storage and hobbies.

AGENTS NOTE

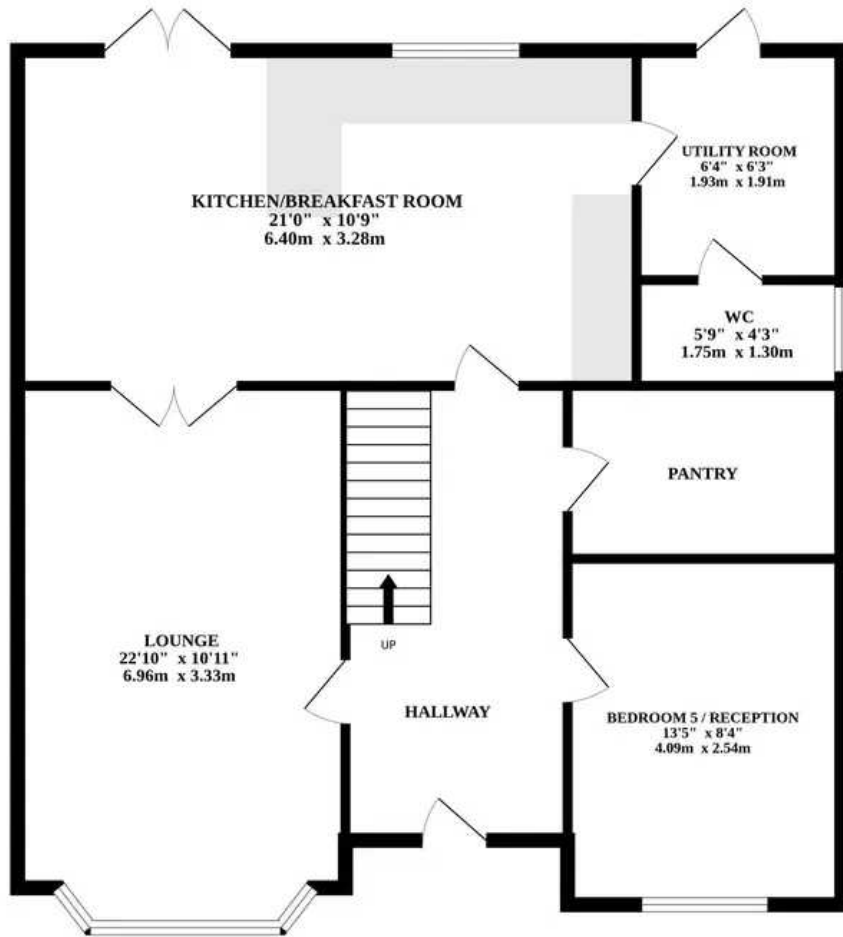
We understand this property will be sold freehold connected to mains water, electricity and treatment plant.

Oil central heating

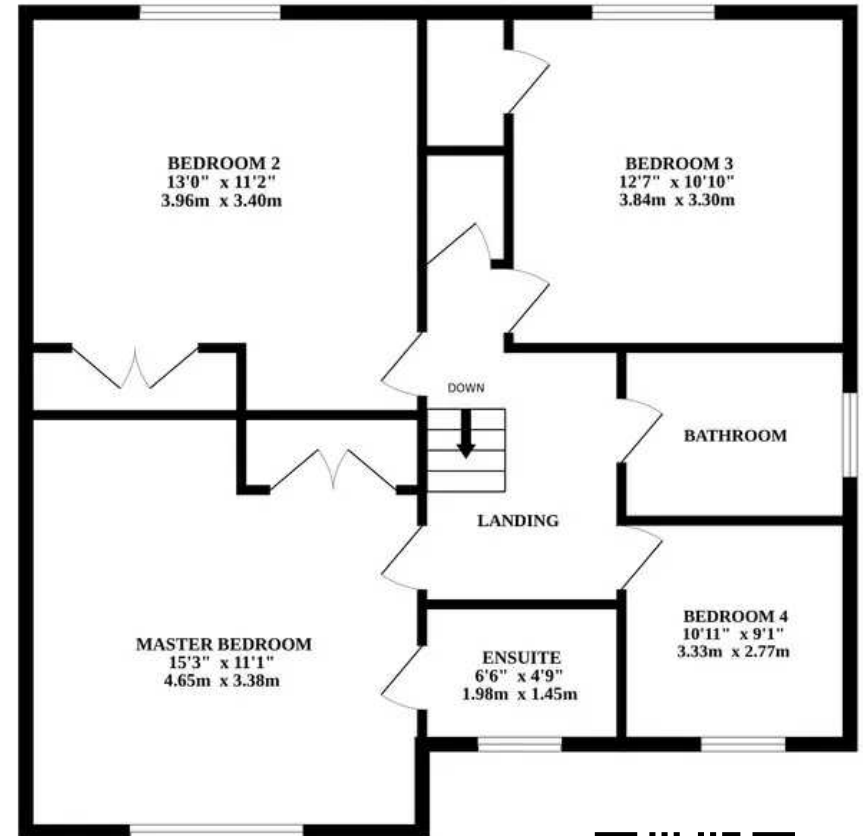
Council Tax Band - D



GROUND FLOOR



1ST FLOOR



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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