

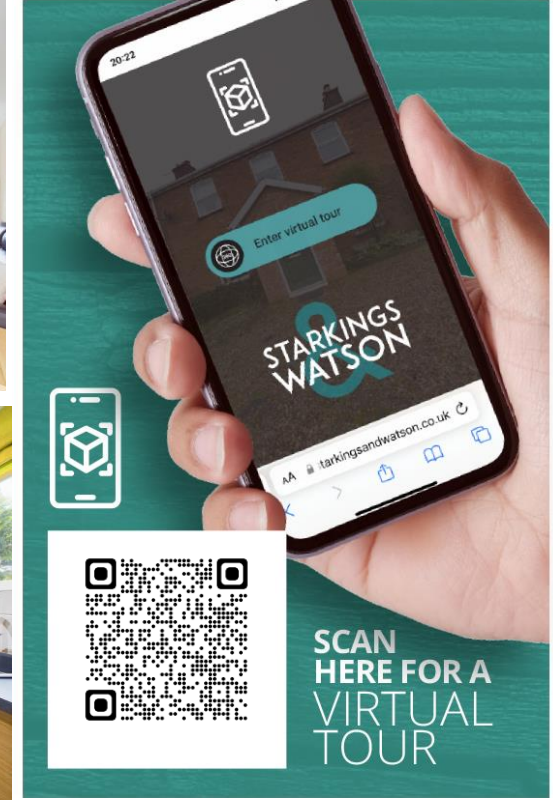
HONEYSUCKLE DRIVE

Dereham NR20 3TT

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- No Chain!
- Detached Family Home
- Potential to Modernise & Personalise
- Underfloor Heating to Ground Floor
- Hall Entrance with W.C
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Four Bedrooms

IN SUMMARY

NO CHAIN. This NORFOLK HOMES built DETACHED PROPERTY enjoys a PROMINENT POSITION with a DETACHED GARAGE and enclosed GARDENS. The property is ready to be PERSONALISED, using the spacious rooms, UNDERFLOOR HEATING to the ground floor and the benefit of BUILT-IN WARDROBES in all bedrooms, allowing you to MAXIMISE the space. The overall accommodation comprises a hall entrance, 20' SITTING ROOM with FRENCH DOORS to rear, 11' kitchen with SEPARATE UTILITY ROOM which could be opened up to a larger room, W.C and 10' DINING ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom and further family bathroom. Ready to update and modernise, the property is PRESENTED in MOVE-IN CONDITION, allowing a buyer to take the property to the next level.

SETTING THE SCENE

Fronting Honeysuckle Drive, a low level brick wall and wrought iron fencing encloses the frontage, with an easy to maintain garden. The adjacent cul-de-sac

leads to the double driveway and double garage, where parking is provided and gated access leads to the garden.

THE GRAND TOUR

The front uPVC double glazed door takes you straight into a tiled hall entrance, with under floor heating, stairs to the first floor landing, and two useful built-in storage cupboards. The main sitting room is to your left, centred on a feature fireplace, with windows to front and side, along with French doors to rear. Carpeted and finished with underfloor heating, this spacious room is perfect for family living. The kitchen sits to the rear of the property, with a modern range of wall and base level units, tiled splash backs, and space for a Range style gas cooker which sits under and extractor fan. There is room for a dining table, with an integrated dishwasher and tiled floor with under floor heating. The adjacent utility room can be open planned to make the room larger, or as per the current layout, used to conceal general white goods, the wall mounted gas fired central heating boiler and rear access door. The W.C leads off the hall, completed with a white two piece suite including storage under the sink unit. The second reception room is used as a dining room, but could be a family room or study, with fitted carpet and under floor heating in place. Upstairs, an airing cupboard and loft access hatch lead off, with doors to the four bedrooms. Each bedroom is finished with a built-in wardrobe with mirrored doors, along with double glazing and fitted carpet. The main bedroom leads to an en suite where a three piece suite with a double



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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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shower and tiled splash backs can be found. The family bathroom includes a mixer shower tap over the bath, tiled splash backs and storage under the sink unit.

THE GREAT OUTDOORS

Heading outside, the rear garden is mainly walled, and fenced to one side. Laid to lawn with various mature hedging and shrubbery, the garden includes a patio area which sweeps across the width of the property. Gated access leads to the rear, with a useful side access door into the double garage, with twin up and over doors to front, storage above, power and lighting.

OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts 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 3TT

What3Words : ///lungs.cadet.shakes

VIRTUAL TOUR

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

AGENTS NOTE

Potential buyers should be aware the land opposite the property was granted planning permission in 2019 for the erection of 4 dwelling houses.



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^m
1144.53 ft²
106.33 m²