



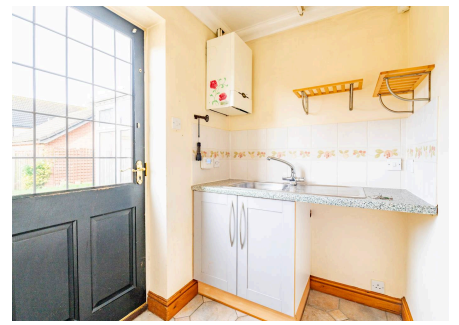
17 Honeysuckle Drive, Dereham

£290,000 Freehold

Discover the allure of this charming three-bedroom link-detached home, ideally situated in the heart of Dereham, Norfolk. Overlooking spacious green area, this property offers a harmonious blend of modern comfort and practical design, making it an ideal home for families and discerning buyers alike.

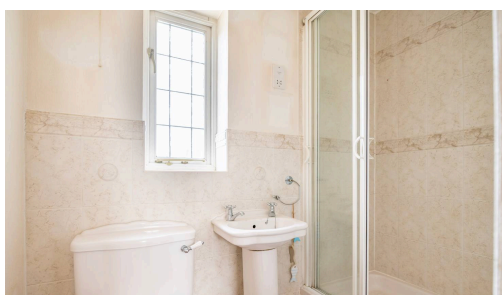
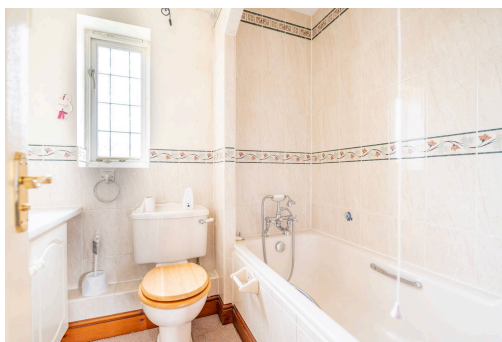
Location

Located in the heart of Dereham, Honeysuckle Drive offers the perfect blend of convenience and community charm. Positioned in a peaceful residential area, this property benefits from being just a short distance from Dereham's bustling town centre, where you'll find a variety of shops, cafes, and local amenities. Families will appreciate the proximity to well-regarded schools, while outdoor enthusiasts can take advantage of nearby parks and green spaces, such as Dereham Neatherd Moor, which are ideal for leisurely walks and picnics. With excellent transport links, including easy access to the A47, this home is perfectly situated for commuters and those looking to explore the scenic Norfolk countryside.



Honeysuckle Drive

Step inside through the front door into a long and spacious hallway. The hallway exudes a sense of warmth and welcome, with neutral tones and elegant flooring that flows seamlessly throughout the ground floor, setting the stage for the rest of the property.



To your immediate right, you'll find the bright lounge. This generously sized room is the epitome of comfort, featuring a charming fireplace that serves as a focal point and adding to the ambience. Large windows frame the room, allowing an abundance of natural light to pour in, creating a bright and cheerful living space perfect for relaxation and family gatherings. Adjacent to the lounge, a sliding door will lead you into a spacious conservatory. This versatile space, with its panoramic glass walls, offers a stunning view of the rear garden and serves as an excellent additional living area. Whether used as a sunroom, a casual dining area, or a reading nook, the conservatory provides a quiet space bathed in sunlight.

Returning to the hallway and moving down on the left, you'll find the elegant dining room. This space is ideal for hosting dinner parties or enjoying intimate family meals. The room's thoughtful design ensures a seamless transition from dining to conversation. Continuing from the dining room, you enter the well-appointed kitchen. The kitchen boasts integrated appliances, ample counter space, and practical cabinetry, providing everything a home chef could desire. Its layout is both functional and aesthetically pleasing.

Adjoining the kitchen is a convenient utility room, equipped with additional storage, a sink, and laundry facilities. This practical space helps keep the main kitchen organised and clutter-free, adding to the home's overall functionality. Tucked away discreetly under the staircase, you'll find a handy ground floor toilet. This well-placed convenience is perfect for guests and every-day use, enhancing the practicality of the ground floor layout.

Ascending the staircase, you reach the first floor, where three well-designed bedrooms await. The principle bedroom is spacious and features ample built-in wardrobes and a sizeable en-suite bathroom.

The additional two bedrooms are equally impressive, each boasting built-in wardrobes and large windows that flood the rooms with natural light. These rooms are versatile and can serve as children's bedrooms, guest rooms, or even a home office or hobby room, catering to the diverse needs of a modern family. Completing the first floor is the main bathroom, elegantly designed with modern amenities.

Stepping outside, you are greeted by a moderate-sized rear garden, an ideal blend of green space and low-maintenance landscaping. The garden offers a peaceful haven for outdoor activities, gardening, or simply enjoying the fresh air. The property includes a single garage, providing secure parking and additional storage options. There is also parking space at the front of the property, ensuring convenience for residents and visitors alike.

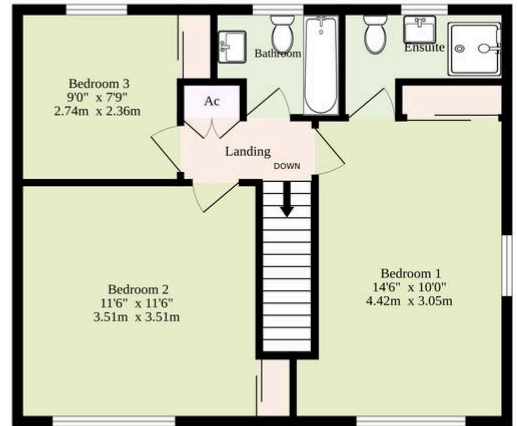
One of the standout features of this home is its prime location overlooking a spacious green space. This scenic view enhances the sense of tranquillity and provides a beautiful backdrop, perfect for morning walks, leisurely evenings, or outdoor play for children.



Ground Floor
484 sq.ft. (45.0 sq.m.) approx.



1st Floor
351 sq.ft. (32.6 sq.m.) approx.



Sqft Excludes Garage, Halway, Wc, Utility, Landing, Bathroom&Ensuite

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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