



Orchard End, Dereham NR20 3SD

welcome to

Orchard End, Dereham

A Stunning Five Bedroom Detached Executive Home with TRIPLE Garage with Room Above. Part of a Four-Home Exclusive Development In Dereham with Three Reception Rooms, Five Double Bedrooms and Modern Facilities. Not to be Missed!



William H Brown are delighted to offer a superb executive detached house situated on an exclusive development of just four homes. Located off Norwich Road in Dereham, with easy access to the town and the A47, this home is one that would welcome multiple generations, or families intending to stay for a generation!

The properties accommodation is vast, spacious and encapsulated in a house built to a high standard in 2001 and the house is further complimented by triple garage with a room above currently utilised as a gym/office space but would work as a fifth or annex bedroom, reception room, games room, home office or treatment room. Ample parking is provided and the garden is spacious, mature and enclosed.

Dereham is located in the very centre of Norfolk and is ideally placed next to the A47 which runs east to west through the county and is currently being dualled to provide even faster access to the city of Norwich which is just 15 miles east of the town. The town has a range of amenities including 5 major supermarkets, a range of independent and chain stores, restaurants, gyms, a bowling alley, pubs, primary and two high schools and is complemented by beauty spots such as Scarning Fen and Neatherd Moor.

Accommodation

The Property is approached via a part walled driveway and there is ample off-road parking to the front of the triple garage. There is a lawn and tree to the front of the welcoming entrance porch which leads into the ground floor.

Ground Floor Accommodation

The porch leads into a spacious entrance hall where there is ground floor W.C. There is a Living room with a formal dining room to the front and access to the modern kitchen/dining room which in turn leads to the garden room overlooking the garden and a utility room which leads into the garage where you can access the room above the garage, currently a study/gym area but ideal as a bedroom, home office, games room or treatment room.

First Floor Accommodation

There is a spacious landing, four double bedrooms, an en-suite shower rooms to bedrooms one and two, and four-piece family bathroom suite with Jack and Jill doors to bedroom three.

Garden

The property benefits from a spacious garden to the rear which features a large patio and mature shrub borders complemented by a central lawned area.



Total floor area 308.5 m² (3,321 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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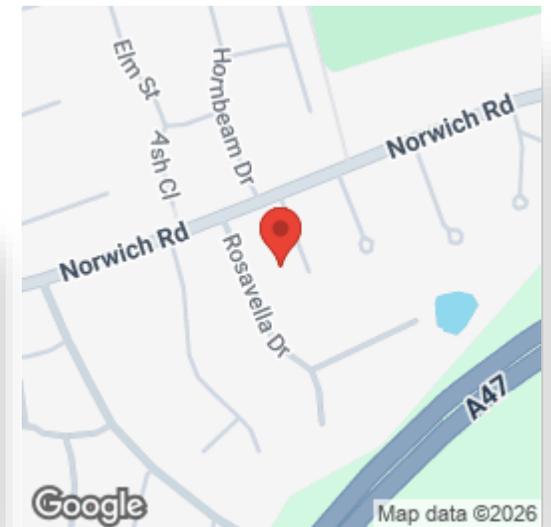
- Executive Detached Home
- Four Double Bedrooms, Two Ensuite, plus 5th Bedroom above the Garage
- Kitchen/Dining Room
- Living Room, Formal Dining Room and Conservatory
- Ample Parking and TRIPLE Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

offers in the region of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118002 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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