



01603 620551  
arnoldskeys.com

Fakenham Road . Dereham . NR20 4HU



Offers in excess of **£700,000**

**DESCRIPTION** An excellent opportunity to acquire a RESIDENTIAL plot of around 3.09 acres (subject to measured survey) offering an array of business/working from home opportunities. The position of the bungalow offers potential for another property (subject to planning) as there are two access points from the highway. There is also a large 2,400 sq ft industrial outbuilding which is set to the rear of the plot, back from the main residence and hidden beyond established trees offers the potential for a variety of business uses. The outbuilding provides for a range of uses and or extra capacity of providing a storage facility, offices, stables, a market garden business, caravan storage or even the ability to create a smallholding (with permission). There is even enough room for a heli-pad and helicopter (with permissions) - the options really are endless.

---

The property was built for its previous owners by a highly regarded local company in Dereham and has been well maintained, and given the space both internally and externally, the bungalow is crying out for an extension and modernisation whilst enjoying the idyllic surrounding.

You are welcomed through the five-bar gate onto the ample parking area that leads around the side of the property giving access to the double garage. The bungalow is entered by a main hallway giving access the lounge diner, fully fitted kitchen, four bedrooms with dressing room and en-suite to the main bedroom, and a family bathroom and separate W.C. The property also has new alarm and CCTV systems.



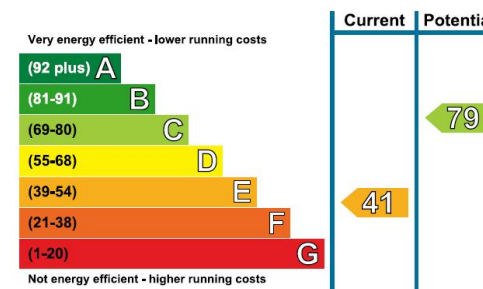
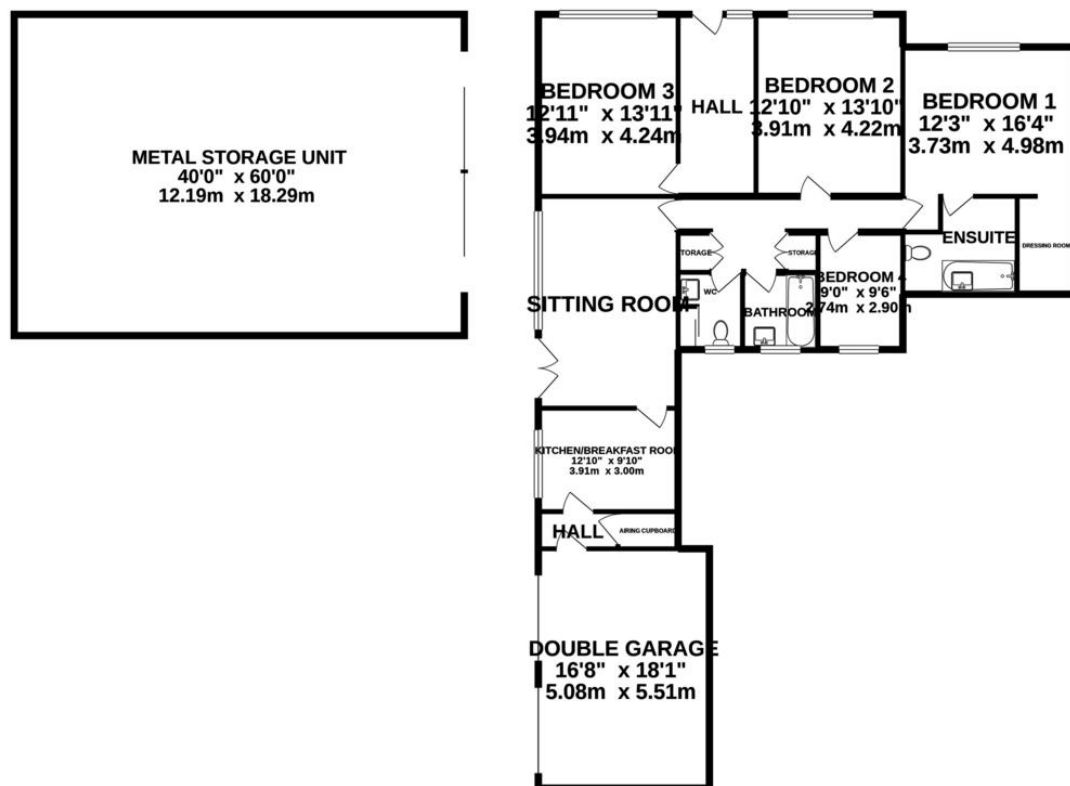
4



Arnolds | Keys



## GROUND FLOOR



Freehold

EPC Rating E

Council Tax Band C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01603 620551  
arnoldskeys.com

city@arnoldskeys.com

Arnolds | Keys