



Meadoway, Etling Green

Guide Price £600,000 - £625,000

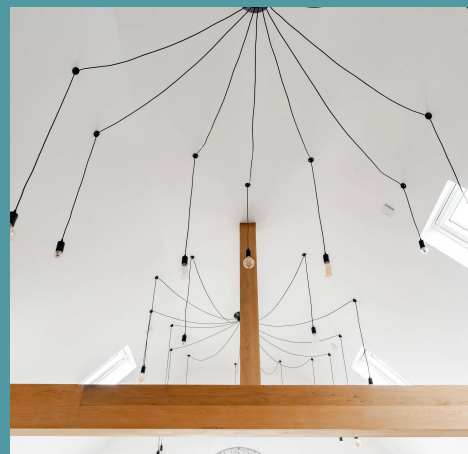
Meadoway

Etling Green, Dereham

This high-spec haven prioritises both spacious living and ultimate privacy. Upon entry, a grand 35-foot living area unfolds, featuring a stylish spiral staircase to a mezzanine/games room - perfect for entertaining or relaxation. The gloss kitchen, boasting built-in appliances and underfloor heating, seamlessly connects to the outdoors through bi-fold doors. The luxurious master bedroom features French doors leading to the garden and an ensuite shower room, while two additional double bedrooms and a modern bathroom with ample storage offer comfort for all. Outside, a large landscaped garden with a patio and mature shrubbery provides a peaceful, private retreat. Ample off-road parking, a garage and an air source heat pump with solar panels complete the picture of modern, eco-conscious living.

THE LOCATION

Etling Green is a small hamlet surrounded by open fields and countryside within easy reach of Dereham which is situated approx. 17 miles west of Norwich. Dereham is a lively & popular market town with plenty to do for all the family. Easily accessed from the A47 the town offers a variety of shops, schools for all ages, doctors, dentists and a local non-emergency hospital. In addition there is a sports centre, bowling alley and local chain of cinema. Also within close proximity is the village of Swanton Morley which is a busy village approximately 3 miles north of Dereham. As well as All Saints Church in the heart of the village, there is a butcher's shop, doctors, two pubs and a village shop.





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ETLING GREEN

Upon entering the property, you are greeted by a spacious entrance hall that leads into the main living area spanning an impressive 35 feet. A standout feature of this expansive space is the stylish spiral staircase leading to a mezzanine/games room, providing a versatile space for entertainment or relaxation. The high-spec gloss kitchen, boasting built-in appliances, a convenient boiler tap and views to the front. Underfloor heating and bi-fold doors seamlessly merge interior and exterior living spaces, offering a seamless flow for every-day living.

The master bedroom exudes sophistication, featuring French doors leading to the garden and an ensuite shower room for added luxury. Two additional double bedrooms cater to evolving needs, providing ample space and comfort for residents and guests alike. Complementing the two remaining bedrooms is a modern bathroom featuring chrome accents, plentiful storage solutions and a large bath with an overhead shower.





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For added convenience, a utility room is on hand for extra appliances and laundry needs. Step outside to discover a large landscaped garden complete with a patio, mature shrubbery, and a peaceful outlook onto greenery, offering the ultimate retreat in privacy. Ample off-road parking and a garage provide ease of living, while an air source heat pump and solar panels keep your energy costs low and potentially even generate income for you.

AGENTS NOTE

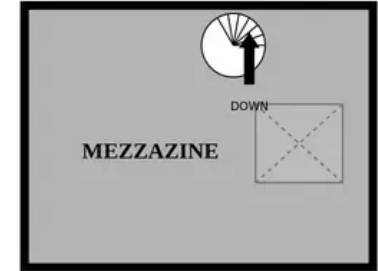
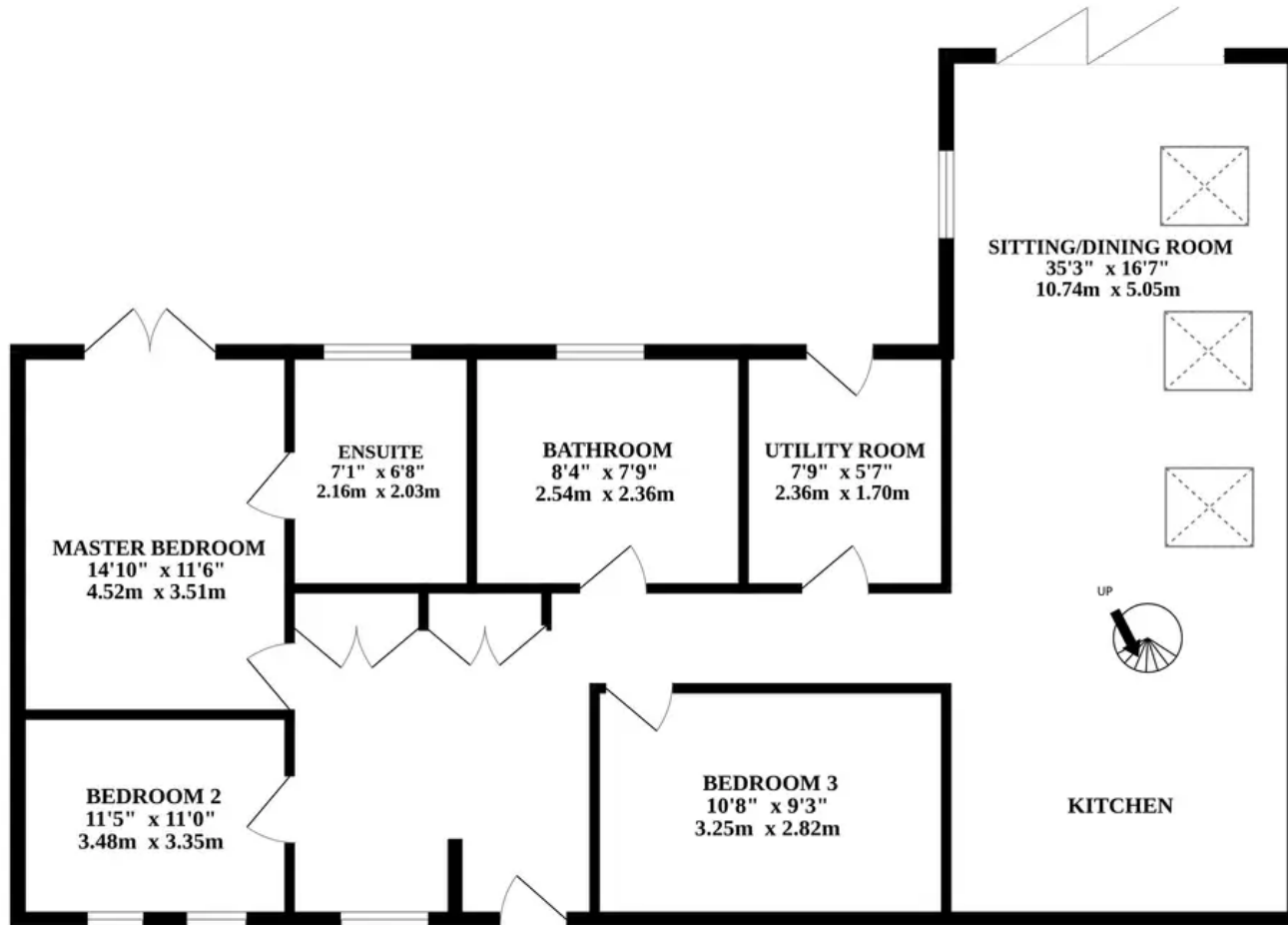
We understand this property will be sold freehold, connected to mains water, electricity, air source heat pump and treatment plant.

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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