



81 Greenfields Road, Dereham

£525,000 Freehold

Nestled in a sought-after area, this four-bedroom detached house offers a blend of functionality and style. Boasting three reception rooms, including a conservatory, an enclosed garden and a private driveway. Additionally, this property features a one-bedroom annex, perfect for accommodating guests or potential for rental income. With its versatile living spaces, outdoor areas, and practical amenities, and being located close to a variety of amenities it is a wonderful place to call home.

Location

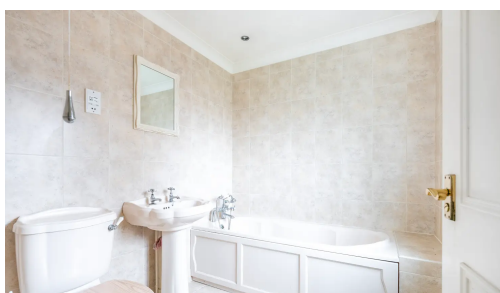
Greenfields Road is situated in the market town of Dereham in Norfolk. This residential street features a mix of detached and semi-detached houses, many with gardens and off-road parking. The nearby Dereham town centre provides a variety of shops, supermarkets, restaurants, and cafes. Local schools, such as Dereham Neatherd High School and Toftwood Infant and Junior Schools, are easily accessible. The area is well-connected by public transport, with regular bus services to Norwich, about 15 miles away, and convenient access to the main road. Greenfields Road is close to recreational areas like Neatherd Moor and Dereham Windmill, as well as leisure facilities including a local leisure centre with a swimming pool and gym, making it a desirable location for families and professionals alike.



Agents Note

We understand the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - D



Greenfields Road, Dereham

Upon entering the reception hall, you are greeted by a well-appointed ground floor, featuring an array of living spaces to suit all your lifestyle needs.

The ground floor boasts a well-sized dining room with modern finishes and a window overlooking the garden making it a perfect space to enjoy a meal. The lounge is spacious with a cosy fireplace and carpet flooring for ultimate comfort. The lounge is connected to the conservatory through sliding doors ensuring the room is filled with natural light. The conservatory, enveloped with windows all around, ensures you have garden views all around and can enjoy the sunlit space from indoors.

A modern kitchen with built-in wooden cabinets offering ample storage and meal preparation space is the heart of the home. The kitchen features enough space for extra loose-standing cabinets or dining furniture. For added convenience, a separate utility room offers a dedicated space for all your laundry essentials. The ground floor also features a dedicated study for those who work or study from home. The ground floor WC conveniently accommodates all residents and guests alike.

Heading upstairs, you will find four generously sized bedrooms, each offering a versatile living space for residents. For added convenience, the main bedroom features an en suite bathroom equipped with a bathtub. The second well-located bathroom services the rest of the bedrooms. Equipped with a shower bath, all needs of residents and guests are met.

Outside, the property boasts an enclosed garden primarily laid to lawn, providing an outdoor space ideal for enjoying the fresh air or entertaining guests. The garden offers ample room for outdoor furniture and potted plants. A private driveway ensures ample parking space for multiple vehicles adding to convenience and ease of access.

Additionally, this property features a well-sized one-bedroom annexe, perfect for accommodating guests or potential for rental income. The annexe comprises a spacious lounge, a modern kitchen well equipped with built-in cupboards and an en suite bathroom, offering a self-contained living space for added flexibility.

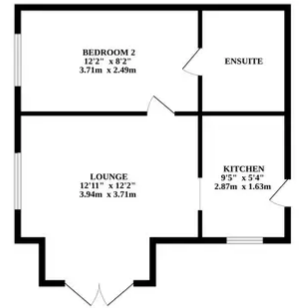
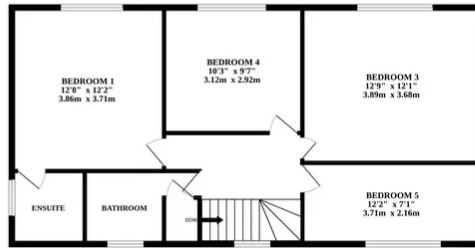
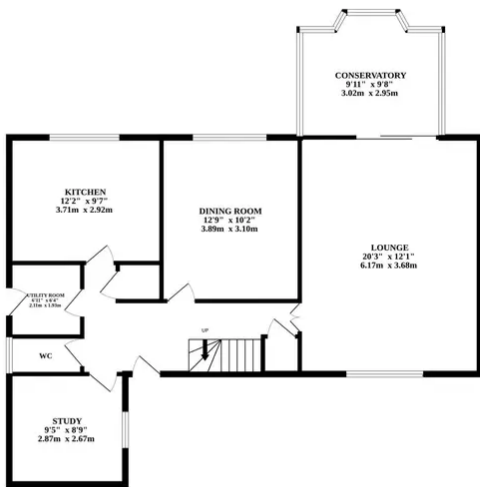
Conveniently located close to a variety of amenities, including shops, restaurants, and schools, this property presents an excellent opportunity to enjoy a convenient lifestyle in a desirable neighbourhood. This practically designed property offers a blend of versatile living spaces, charming outdoor areas, and practical amenities, making it a wonderful place to call home. Reach out to Minors and Brady and secure a viewing appointment today.



GROUND FLOOR

1ST FLOOR

ANNEX



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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