



## 85 Greenfields Road, Dereham

OIRO £500,000 Freehold

Situated in the highly sought-after Greenfields Road in Dereham, this exquisite brick and flint executive detached house occupies a prestigious corner plot overlooking the iconic Dereham Windmill. Boasting a generous 1981 sq ft of living space, this property offers a perfect combination of modern elegance and practical functionality.

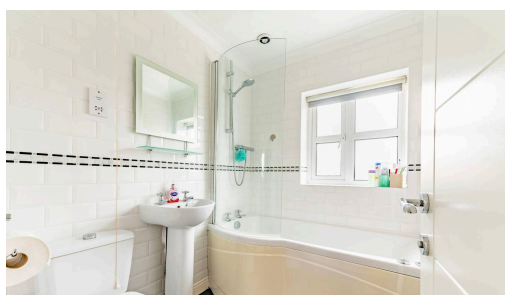
## Location

Located in the desirable market town of Dereham, Greenfields Road offers the perfect blend of convenience and tranquillity. This sought-after address is nestled within a peaceful residential area, just moments away from local amenities, including shops, schools, and leisure facilities. The property benefits from excellent transport links, with easy access to the A47, connecting you to Norwich, King's Lynn, and beyond. Surrounded by the picturesque Norfolk countryside, this location provides the ideal setting for both relaxed living and outdoor adventures. Whether you're exploring nearby parks or enjoying the vibrant town centre, Greenfields Road is perfectly positioned to offer a balanced and fulfilling lifestyle.



## Greenfields Road

Upon entering the property, you are greeted by an inviting entrance porch leading to a spacious hallway, providing access to the various living areas on the ground floor. The living room features a central log burner and large windows, offering a cosy yet light-filled space for relaxing and entertaining.



The adjacent formal dining room is perfect for hosting guests, while the modern kitchen/breakfast room is a chef's delight, complete with integrated appliances and ample dining space. A convenient utility room and a guest cloakroom complete the ground floor layout.

The highlight of the house is the bright and airy sunlit conservatory with a vaulted ceiling, ideal for soaking up the sun throughout the day. Upstairs, the property boasts four well-proportioned bedrooms, all benefiting from fitted wardrobes for ample storage. The master bedroom further benefits from an ensuite bathroom, offering a touch of luxury and privacy. The first floor is completed by a family bathroom.

Externally, the property features a spacious enclosed rear garden, providing a tranquil space for outdoor relaxation. Off-road parking is readily available with a double garage and a large driveway, ensuring convenience for multiple vehicles. The property is conveniently located in close proximity to bus stops, local amenities, and reputable schools, ideal for families and professionals alike.

This meticulously maintained property is a rare find and presents a unique opportunity to enjoy a sophisticated lifestyle in a prime location within Dereham. The combination of elegant design, practical features, and sought-after address makes this property a standout choice for discerning buyers seeking a quality home. Do not miss the chance to make this stunning property your own!

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

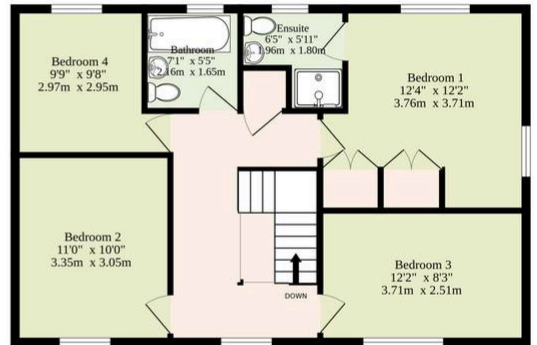
EPC Environmental Impact Rating: C



**Ground Floor**  
1328 sq.ft. (123.4 sq.m.) approx.



**1st Floor**  
653 sq.ft. (60.7 sq.m.) approx.



Garage Is Included In Sqft

**TOTAL FLOOR AREA : 1981 sq.ft. (184.0 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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