



## 10 Foundry Close, Foulsham

In Excess of £220,000

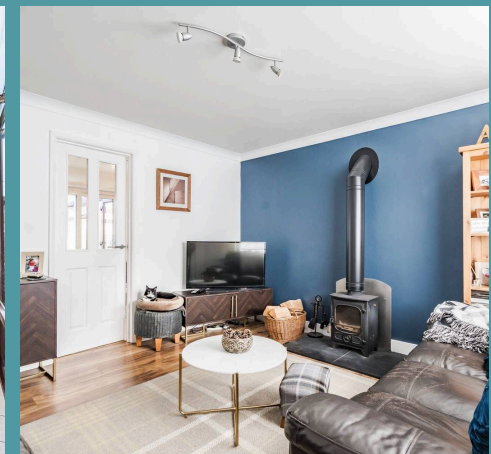
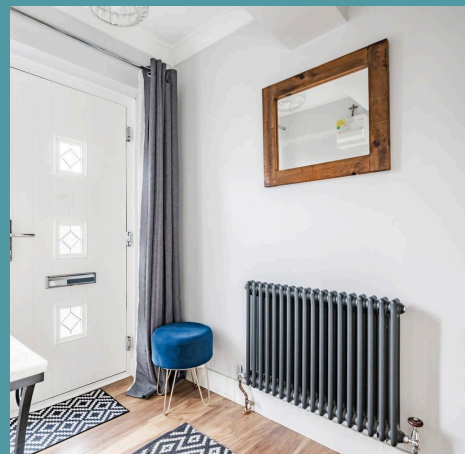
# 10 Foundry Close

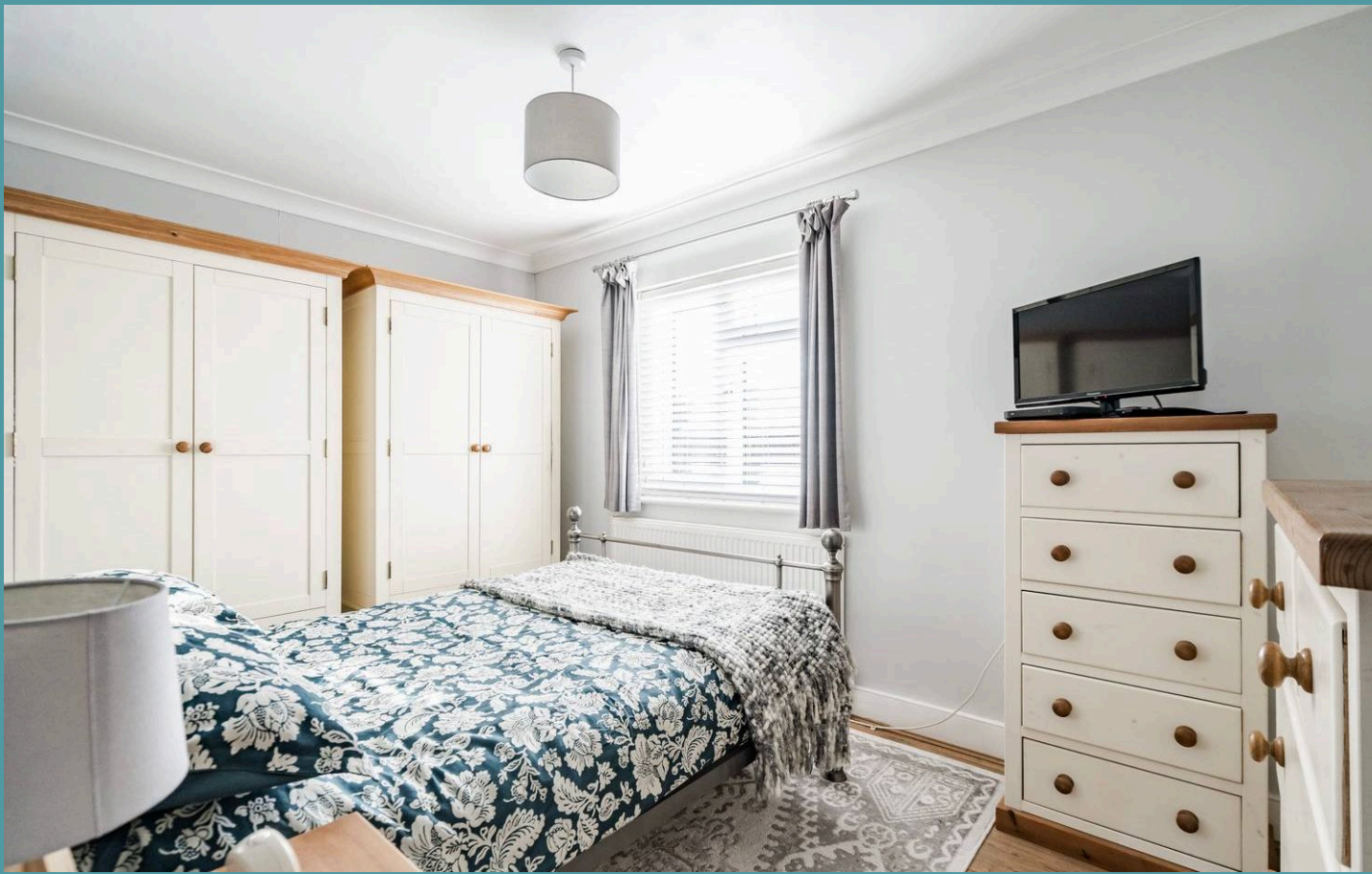
Foulsham, Dereham

Semi-rural living awaits in this well-presented two-bedroom home, offering an ideal layout for modern lifestyles. The ground floor features a cosy sitting room with a log burner, a sleek kitchen/family room and a bright conservatory with garden views. Upstairs, two spacious double bedrooms and a newly fitted, contemporary shower room provide comfort and style. Outside, the low-maintenance garden includes a paved patio, a versatile log cabin for a home office, and a garage with ample parking. Perfectly situated in the desirable village of Foulsham, this property combines peaceful surroundings with easy access to local amenities and transport links.

## Location

Positioned in the charming village of Foulsham, Foundry Close enjoys a prime location that blends rural with convenient amenities. The village is home to The Queens Head Steak and Grill, a popular local spot for dining and socialising, alongside a handy post office and a historic church that adds to the village's character. For those relying on public transport, regular bus links connect Foulsham to neighbouring villages and towns, ensuring accessibility without compromising its peaceful setting. Surrounding villages offer an extended range of shops, schools, and services, making it an ideal choice for anyone seeking the balance of quiet rural living with everyday convenience.





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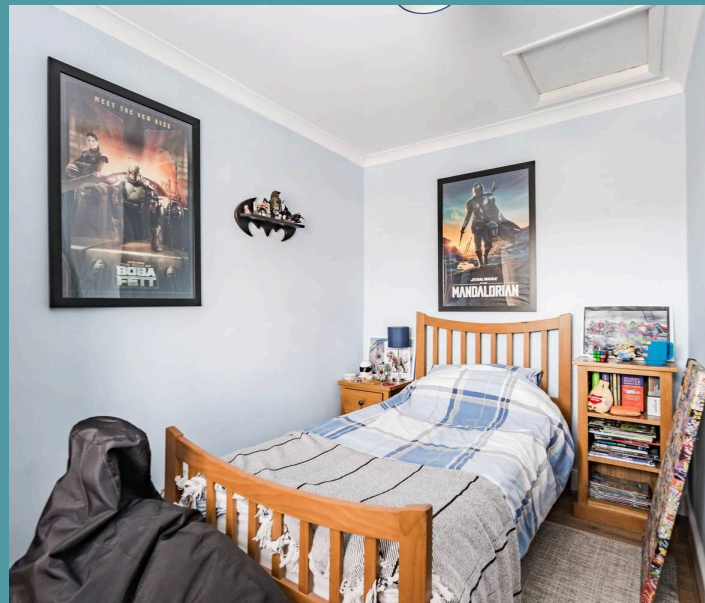
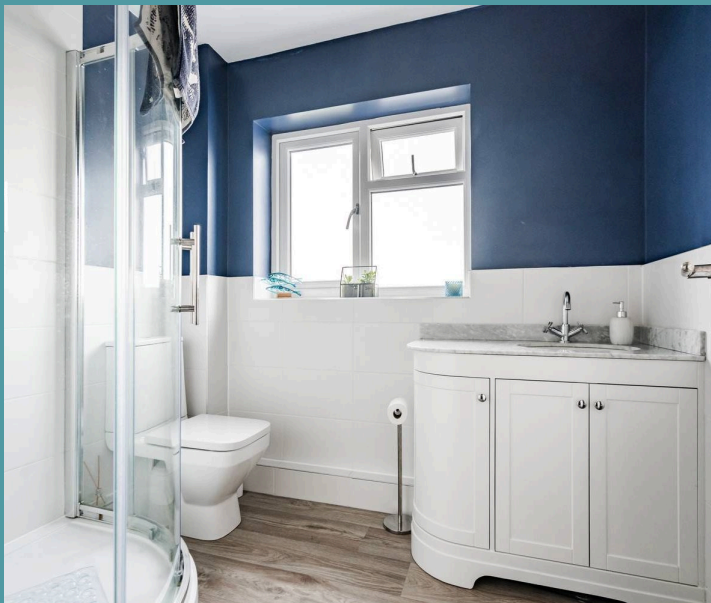
### Foundry Close

This immaculate two-bedroom home in the sought-after village of Foulsham offers the perfect set-up for buyers seeking a property ready to move straight into. Upon entering, the welcoming hall leads to a spacious sitting room where a characterful log burner serves as a focal point, creating a warm ambiance.

Moving through, the modern kitchen/family room impresses with sleek matt black cabinetry, space for appliances and ample workspace, while sliding doors connect seamlessly to a bright conservatory, offering stunning garden views. Upstairs, the accommodation continues to deliver.

The newly installed shower room features a stylish shower cubicle and modern sanitary ware, adding a fresh and contemporary touch. Both double bedrooms are generously proportioned, with the master benefiting from clever built-in storage and a quiet outlook.

The second bedroom provides flexibility as a comfortable guest room or additional workspace. Every corner of this home has been designed with attention to detail, ensuring a move-in-ready experience for its next owner.





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Outside, the property continues to impress with its low-maintenance, well-presented gardens.

The shingle driveway leads to the garage, providing ample parking and storage.

At the rear, the enclosed garden is mainly laid to lawn, featuring a paved patio perfect for outdoor dining and entertaining.

A standout feature is the log cabin, ideal for use as a home office or creative studio, offering versatility to suit modern lifestyles.

### Agents Note

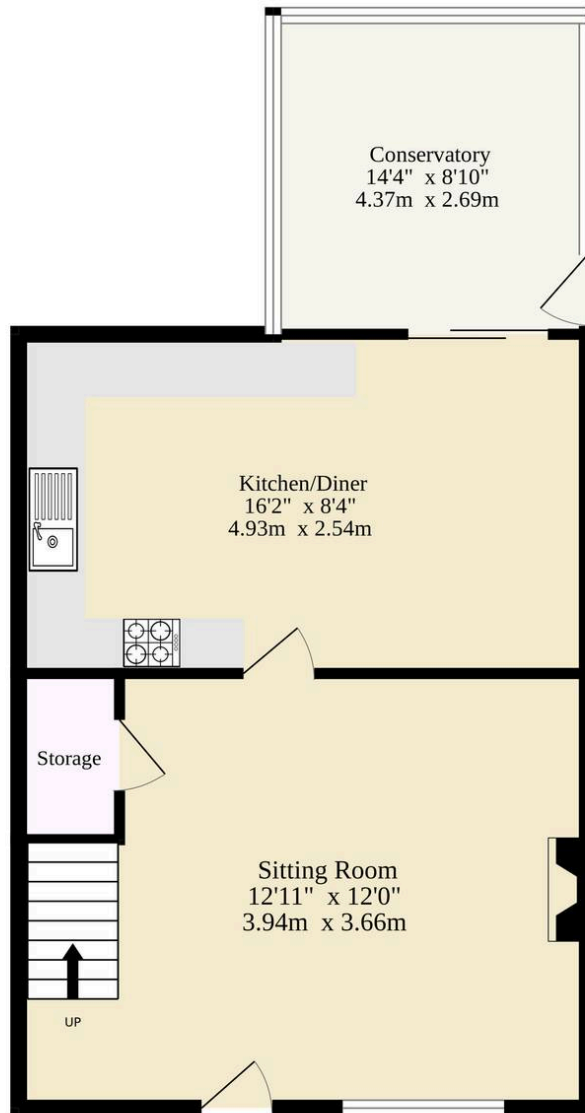
Sold Freehold

Connected to mains water, electricity and drainage

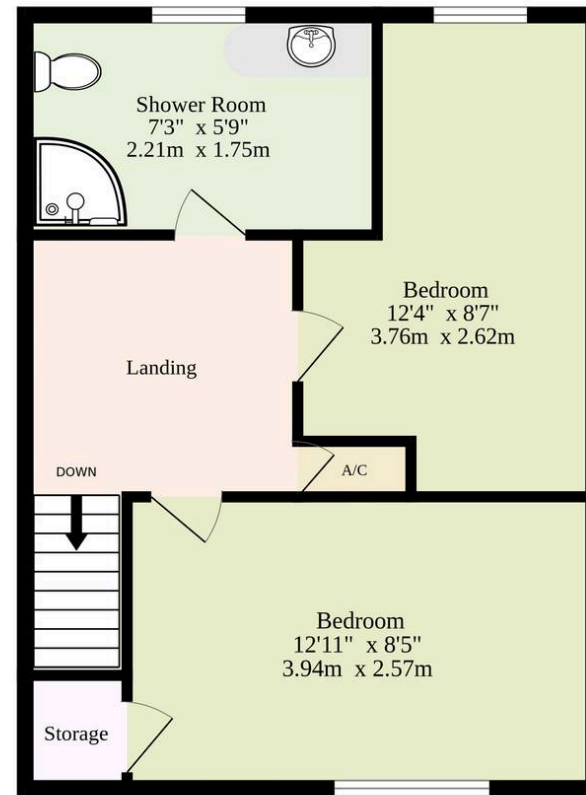
Oil fired heating



**Ground Floor**  
398 sq.ft. (37.0 sq.m.) approx.



**1st Floor**  
253 sq.ft. (23.5 sq.m.) approx.



Excluding Landing

**TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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