



**81 Greenfields Road, Dereham, NR20 3TE**

**Guide Price £575,000**

- DETACHED FAMILY HOME
- SELF CONTAINED ONE BED ANNEX
- ENCLOSED REAR GARDEN
- TRADITIONAL MARKET TOWN LOCATION
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS



# 81 Greenfields Road, Dereham NR20 3TE

A substantial four bedroom detached family home with a self contained one bedroom annex, ideally positioned within the traditional Norfolk market town of Dereham, with easy access to local amenities and schools.



Council Tax Band: D



## DESCRIPTION

Ideally situated with the popular market town of Dereham, this four bedroom detached family home offers bright, spacious and welcoming accommodation. The property boasts four reception rooms offering versatility, including a useful home office and conservatory. There are four bedrooms, one with ensuite, family bathroom, utility room and a ground floor cloakroom.

The property further benefits from a delightful self contained annex with kitchen, living room, bedroom and an ensuite shower room; ideal for multigenerational living or income potential.

To the front the property boasts a large driveway with parking for multiple cars with an enclosed rear garden.

## ENTRANCE HALL

UPVC front door, double glazed window to front. Under stairs cupboard and built-in cupboard with rail. Laminate flooring and radiator.

## STUDY

Double glazed window to side, carpet and radiator.

## LIVING ROOM

A dual aspect room with double glazed window to the front and double

glazed sliding doors to the conservatory. Gas fire place with ceramic surround, carpet and two radiators.

## CONSERVATORY

Double glazed windows to the sides, UPVC door to the rear. Tiled floor and radiator.

## KITCHEN

Comprising wall and base units, sink and drainer, integral double oven with four ring gas hob and cooker hood over. Under cupboard fridge and dishwasher. Tiled floor and radiator.

## UTILITY ROOM

Comprising wall and base units, stainless steel sink and drainer, space for tumble dryer, washing machine and fridge freezer. Worcester boiler. Tiled floor and UPVC door to the side.

## ANNEX

### KITCHEN

Comprising wall and base units, stainless steel sink and drainer, space for electric double oven and space for fridge freezer. Wall mounted boiler. UPVC door to front and double glazed window to the side.

## LIVING ROOM

UPVC door to the side, double glazed window to the front. Laminate flooring. Radiator.

## BEDROOM

Double glazed window to the front, carpet and radiator.

## SHOWER ROOM

Suite comprising walk-in double shower cubicle with mains shower, wash hand basin vanity unit, WC and heated towel rail. Tiled floor and extractor fan.

## EXTERNAL

To the front of the property the shingle driveway allows parking for multiple vehicles, from here there is access to the self contained annex. A side gate leads you to the enclosed rear garden, which is mostly laid to lawn with a brick-weave seating area and a timber framed store providing external storage.

## AGENTS NOTES

This property is Freehold.  
Mains drainages, electricity and water connected.  
gas fired central heating.  
Council tax band: D  
Council tax band for Annex: A





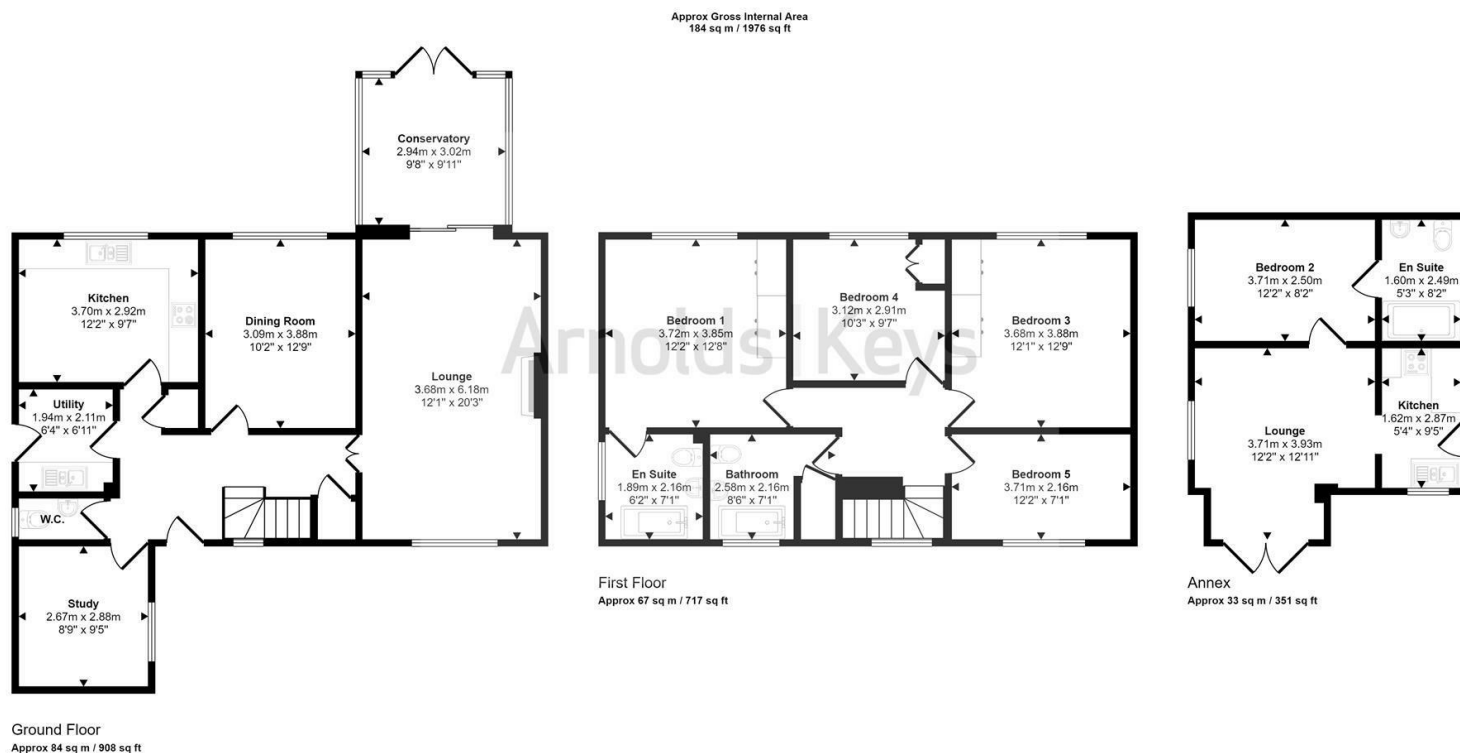


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. 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 £250.



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