

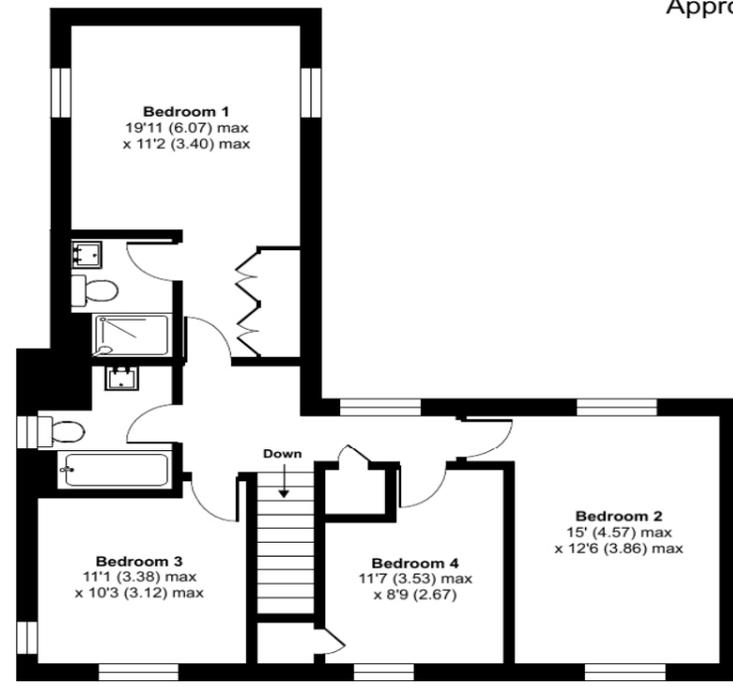
Silver Birch Road, Dereham, NR20

Approximate Area = 1542 sq ft / 143.2 sq m

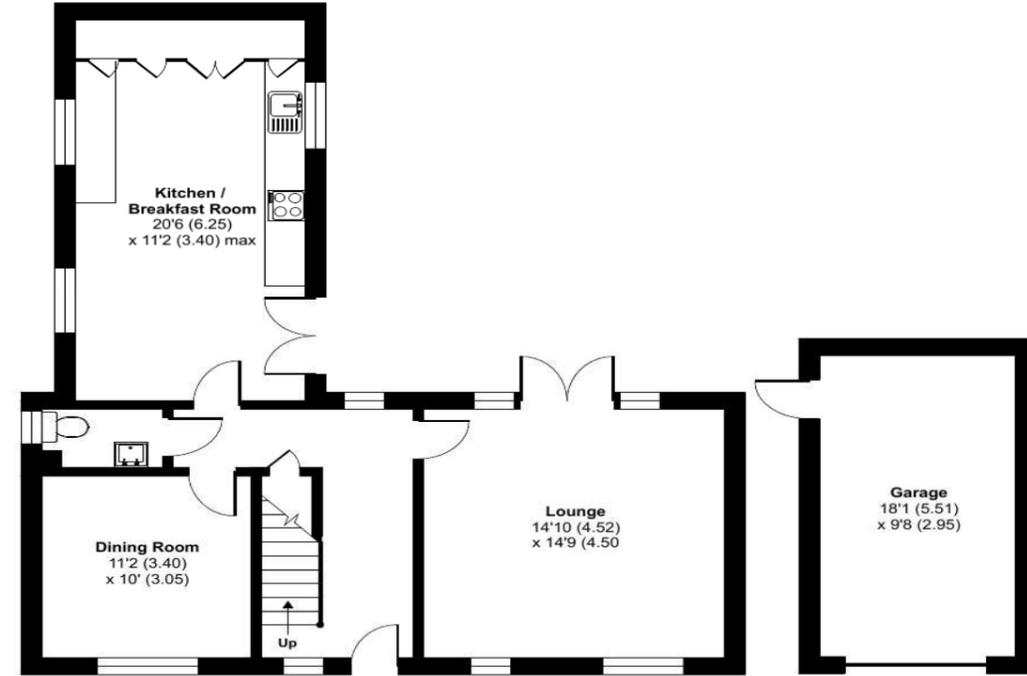
Garage = 175 sq ft / 16.2 sq m

Total = 1717 sq ft / 159.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1117043



Silver Birch Road, Dereham, NR20 3GL

Extremely well presented, spacious detached 4 bedroom house situated on a popular development on the outskirts of Dereham. This superb property offers 2 reception rooms, kitchen/dining room, en-suite shower room, cloakroom with WC, garage, gas central heating and the remainder of the NHBC warranty!

Offers in Excess of £380,000 Freehold





Situated on a popular development on the edge of Dereham, Longsons are delighted to bring to the market this well presented, modern, spacious four bedroom house. This superb property offers two reception rooms and kitchen/dining room with integrated appliances, en suite shower room, cloakroom with WC, garage, parking, gardens, gas central heating and the remainder of the NHBC warranty!

DEREHAM
Dereham is a popular Norfolk market town with free parking and plenty of amenities, which include - a great range of shops, a cinema, supermarkets, schools and restaurants. Also conveniently placed a short drive from the A47 providing access to the "Capital of Norfolk" - Norwich City.

Entrance Hall
Double glazed composite entrance door to front aspect, UPVC double glazed windows to front and rear aspects, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

Lounge
14'10" (4.52m) x 14'9" (4.5m)
UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to front aspect, radiator.

Kitchen/ Dining Room
20'6" (6.25m) x 11'2" (3.4m) Max
Modern fitted kitchen units to wall and floor, work surface over, stainless steel one and half bowl sink unit with mixer tap and drainer, integrated Zanussi double electric oven, integrated Zanussi ceramic hob with extractor hood over, integrated Zanussi dishwasher, integrated fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to both side aspects, tiles to floor, radiator.

Study/Dining Room
11'2" (3.4m) x 10'0" (3.05m)
UPVC double glazed windows to front and side aspects, radiator.

Cloakroom
Wash basin, WC, tiled splashback, obscure glass UPVC double glazed

window to side aspect, tiles to floor, radiator.

Stairs and Landing
Built in storage cupboard housing hot water cylinder, UPVC double glazed window to rear aspect, radiator.

Bedroom One
19'11" (6.07m) Max x 11'2" (3.4m) Max
UPVC double glazed windows to both side aspects, radiator, door to en-suite shower room.

En-suite Shower Room
Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect.

Bedroom Two
15'0" (4.57m) Max x 12'6" (3.81m) Max
UPVC double glazed windows to front and rear aspects, radiator.

Bedroom Three
11'1" (3.38m) Max x 10'3" (3.12m) Max
Built in cupboard, UPVC double glazed window to front aspect, radiator.

Bedroom Four
11'7" (3.53m) Max x 8'9" (2.67m)
UPVC double glazed windows to front and side aspects, radiator.

Bathroom
Bathroom suite comprising 'P' shaped bath with mixer shower over and shower screen, wash basin, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to front aspect, tiles to floor, extractor fan.

Garage
18'1" (5.51m) x 9'8" (2.95m)
Main up and over door to front aspect, entrance door opening to rear garden, electric light and power.

Outside Front and Side
Front and side garden laid to lawn, path to front door, selection of ornamental trees, outside light, driveway providing

off road parking, hedge to perimeter, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to front.

Agents Note
EPC rating B84 (Full copy available on request)
Council tax band E (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Spacious, Detached Family Home
- Four Bedrooms with Master En-suite
- Kitchen/Dining Room with Intergrated Appliances
- Two Reception Rooms
- Remainder of NHBC Warranty
- Bathroom & Cloakroom with WC
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

