



Quebec Road | Dereham | NR19 2DR

Asking Price £595,000

twgaze

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Substantial 5 bedroom family home located just a short walk from Dereham town centre. More than 'first meets the eye', with over 3000 sq. foot of living accommodation, spread across three levels. Bright and spacious kitchen/diner with AGA. Living room with open fireplace. Mature gardens. Double garage and ample driveway space.

- Unique, yet substantial family home just a short walk from Dereham town centre
- Offering around 3000 sq.ft of living accommodation spread across three floors
- Split level landings which create interest
- Lovely and bright kitchen/diner with bow windows, AGA and storage pantry
- 5 bedrooms, family bathroom and ground level shower room
- Ground level home gym/games room and well appointed utility room
- Double garage and driveway for several cars
- Steps up from driveway to a good size mature garden with decking/entertainment area
- Within conservation area

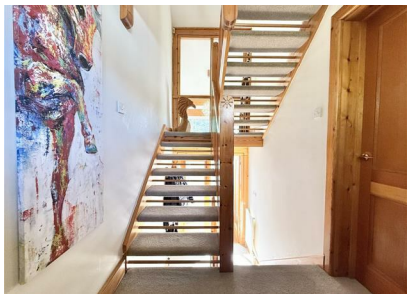
Location

Dereham is a bustling mid-Norfolk market town with lots of heritage and historical buildings, as well as impressive green space, with Neatherd Moor providing a great place to walk, run or relax . The town is located along the A47, allowing excellent access in both directions to Norwich, Swaffham and King's Lynn. The town offers a good range of day-to-day amenities, including independent businesses, local and national shops and supermarkets; a range of public houses, restaurants and cafes. Dereham has a good selection of primary and secondary Schooling options (Neatherd High and Northgate High).

The Property

This uniquely designed house is positively deceptive from a size perspective, with over 3000 sq. foot of living accommodation across three floors - some of which, such as the ground level gym/games space - is hidden away and cuts into the natural topography of the plot. The house is entranced from steps leading up from the driveway. The entrance porch opens into an impressive full-height and glazed panel divide which exudes a sense of grandeur and leads through to a split level stair well.





Starting on ground level; the rooms offer good functional space, with a decent fitted utility with built in cupboards and door providing access into the double garage. There is also a ground level double bedroom, large home gym/games space, shower room and two store rooms.

The middle floor is the main 'hub of the home', as this involves the living room with its cosy open fireplace and lovely, bright kitchen/diner. This room definitely has the 'wow' factor, with plenty of cooking and dining space; a real social place to spend time with family and friends. It even includes an AGA and has excellent storage space with a good size food pantry. Towards the front of the house on this level are two of the bedrooms, both doubles, and both serviced by a stylish bathroom suite which has a walk-in shower and 'his and hers' basins. The main bedroom at the front is light and spacious, benefitting from a walk-in wardrobe.

Stairs from the split-level landing lead up to the remaining bedrooms which are in the roof space. These are also double bedrooms and have a good feel, especially with the Velux skylights allowing plenty of natural light to fill the space. These bedrooms allow access into the storage eves located at either end of the house.

Outside

The brick weave driveway allows parking for several vehicles, along with further spaces within the double garage if required. Steps lead up to the entrance porch and into the garden. Immediately on the right there is a useful garden store shed and tucked away BBQ/seating area. Lawns open up and are bordered by taller hedging and trees. In the corner of the garden are raised flower boarders. The door from the kitchen/diner opens onto a decking area which provides another place to relax, dine and enjoy views over the garden.

Services

Mains electricity, mains water and drainage are connected. Gas central heating system.

How to get there:

What3words: ///thunder.november.clipboard

Viewings

Contact TW Gaze to arrange

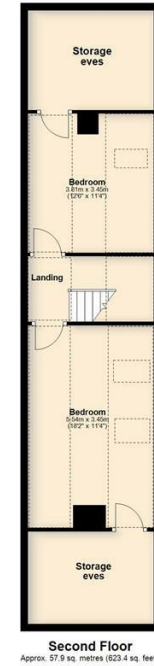
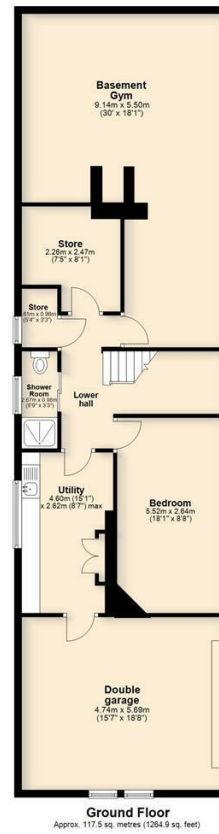
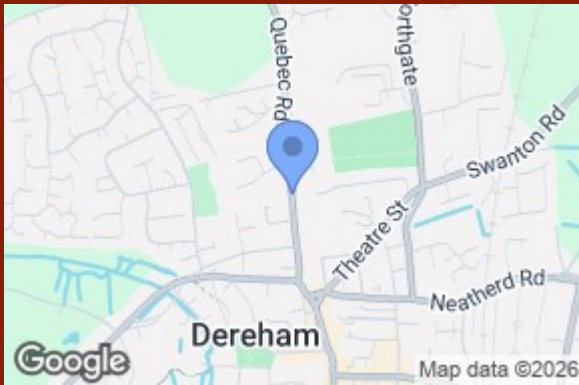
Council Tax: F

Freehold

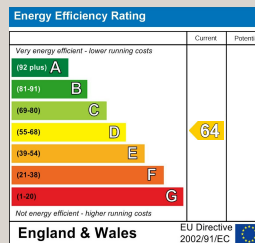
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20183/RM



Total area: approx. 304.8 sq. metres (3280.9 sq. feet)



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