



8 Hazel Grove, Dereham

In Excess of £400,000

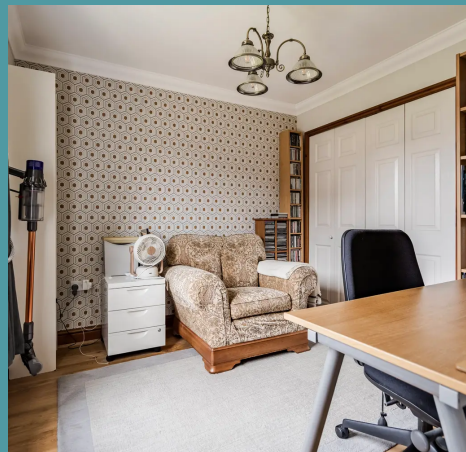
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Dereham, Dereham

Upon entry, this spacious home impresses with a seamlessly connected ground floor, featuring a convenient WC and a plush-carpeted living room with a fireplace. French doors lead to a dedicated dining area, while the generously sized kitchen boasts modern charm and built-in appliances. A study on the ground floor offers a space for remote work. Upstairs, the master bedroom delights with an ensuite bathroom, providing a private retreat, while three additional bedrooms cater to various needs, each accompanied by tasteful bathrooms. Outside, the property offers a garden plot with a lawn and patio area, complemented by a double garage for vehicle storage and ample off-road parking.

THE LOCATION

Within a short distance to the town centre and a country park, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.



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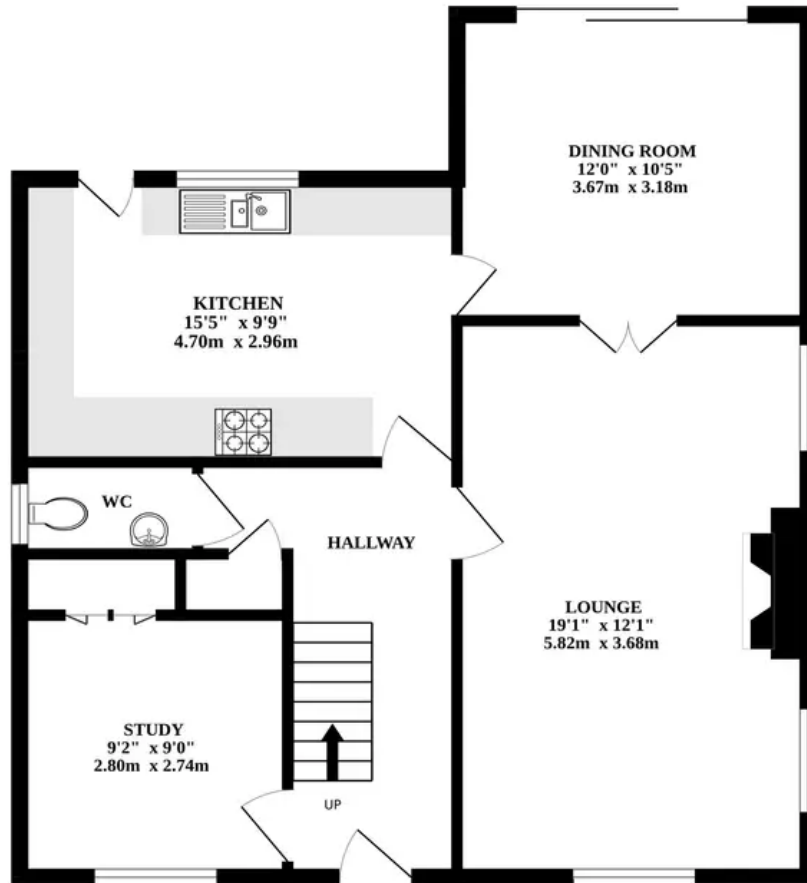
THE PROPERTY

Upon entry, you are greeted by a spacious entrance hall that seamlessly connects all ground floor rooms, including a convenient WC for added ease. The inviting living room boasts plush carpeting and a blue themed accent wall, housing a fireplace - perfect for creating a warm ambience. French doors lead into a dedicated dining area, ideal for hosting intimate gatherings or family dinners. The generously sized kitchen exudes a modern charm and features built-in appliances, providing a functional space for those that love to cook. Completing the ground floor, a study provides an ideal space for those who work from home, ensuring productivity and comfort in a serene setting.

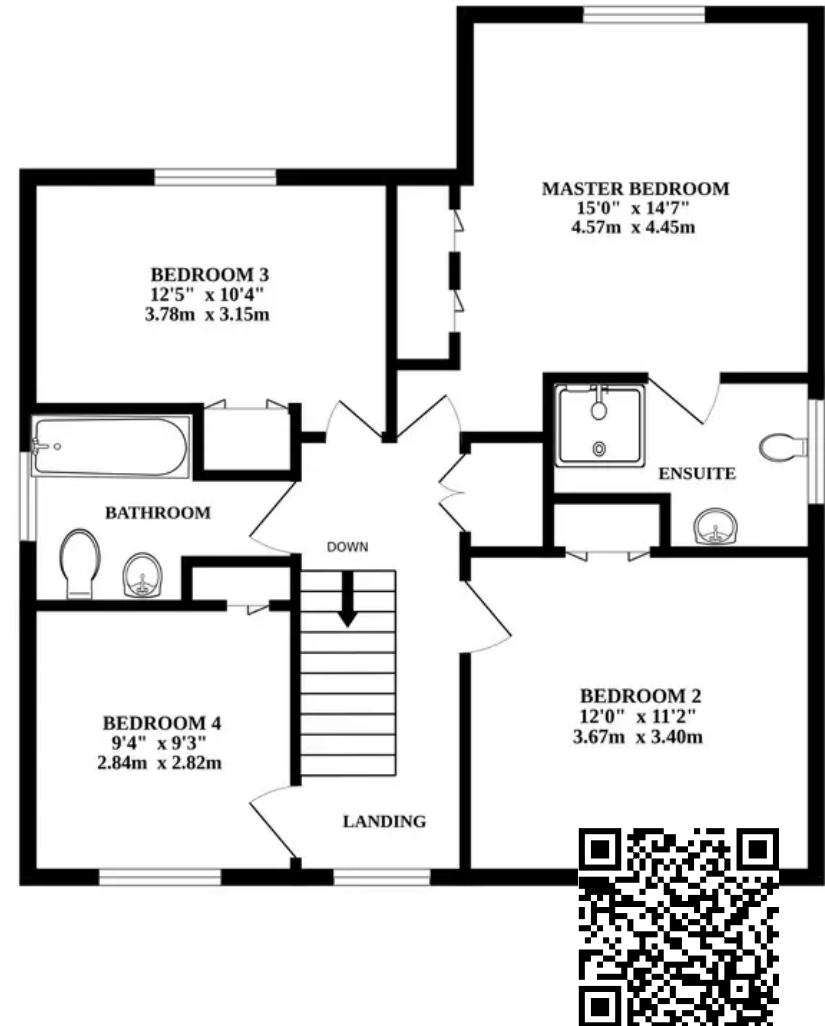
Upstairs, the master bedroom offers ample room for a large bed and the added luxury of an ensuite bathroom, providing a private sanctuary for relaxation. The remaining three bedrooms are thoughtfully designed to cater to your needs, each accompanied by a tasteful bathroom, offering both style and convenience.



GROUND FLOOR



1ST FLOOR



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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This property also benefits from a garden plot boasting a lawn and a charming patio area, perfect for outdoor relaxation or dining. Access into the double garage provides ample storage for vehicles and additional belongings. Furthermore, ample off-road parking ensures convenience for residents and guests alike, making entertaining a seamless experience.

AGENTS NOTE

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

Council Tax Band - E

