



15 Station Road, Foulsham

Dereham



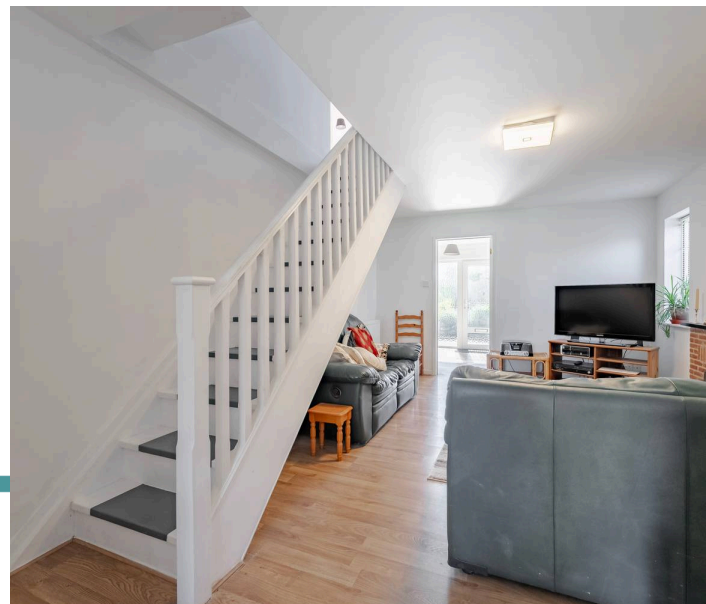
Minors & Brady

15 Station Road

Foulsham, Dereham

Set within a generous plot, this detached home offers a rare level of flexibility with the addition of a fully self-contained annexe, making it an excellent option for multi-generational living or those seeking an income opportunity. Having been well maintained over many years, the property presents spacious and adaptable accommodation that can evolve with changing needs.

The layout also lends itself well to those working from home, with multiple reception areas and dedicated workspace options. Its thoughtful configuration allows for a variety of living arrangements, whether keeping everything connected or creating more independent spaces.



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- Guide price: £400,000 - £425,000
- Detached family home with separate self contained annexe, ideal for multi generational living or investment
- Spacious and flexible accommodation including three reception rooms and a study, ideal for working from home
- Bright kitchen and breakfast room with ample storage and space for everyday dining
- Three well proportioned bedrooms plus additional loft room with potential for further development subject to planning
- Modern family bathroom and convenient ground floor cloakroom
- Detached annexe offering open plan living, fitted kitchen, double bedroom and bathroom
- Garage and separate store room providing excellent storage or workspace options
- Generous plot with private, enclosed rear garden
- Driveway parking to the front and additional vehicular access to the rear

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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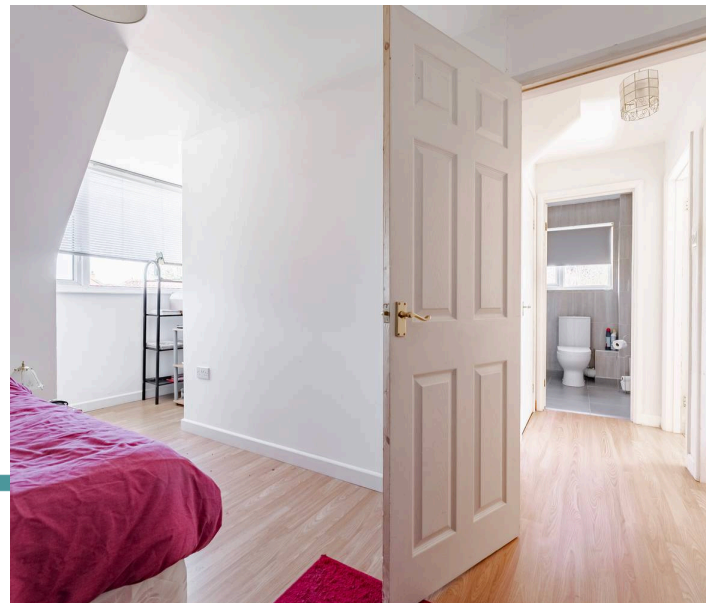
Location

Situated in the village of Foulsham, Station Road offers a convenient rural setting with a strong sense of community. The village provides a selection of everyday amenities including a local shop, primary school, and public house, while nearby Dereham and Reepham offer a wider range of supermarkets, shops, cafés, and healthcare services. The area is well connected via road links to Norwich and surrounding market towns, making it suitable for commuting and access to further facilities.

Surrounded by open countryside, the location offers a variety of walking routes and green spaces, ideal for enjoying the outdoors. Foulsham also benefits from a historic character and a welcoming village atmosphere, while still remaining within easy reach of larger towns and key transport routes.

Station Road

Stepping inside, the main house is centred around a welcoming entrance hall, leading through to a bright and comfortable lounge featuring a characterful brick fireplace. A separate dining room provides space for more formal meals and opens out towards the garden, while the kitchen and breakfast room offers a practical layout with ample storage, worktop space and room for everyday dining.



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A further study adds to the versatility, ideal for home working or hobbies, while a convenient ground floor cloakroom completes the layout.

Upstairs, three well proportioned bedrooms are arranged off the landing, all offering comfortable accommodation. The family bathroom has been finished in a modern style, fitted with a P shaped bath and shower over. From one of the bedrooms, access leads up to a generous loft room, providing additional flexible space with potential for further development, subject to the necessary permissions.

The annexe is a standout feature of the property, positioned separately and fully self contained. It offers an open plan living and kitchen area, a double bedroom and a bathroom, making it well suited for extended family, guests or as a holiday or long term let.

Externally, the property enjoys a spacious and private setting. The rear garden is enclosed and mainly laid to lawn, complemented by mature shrubs and fruit trees, creating a pleasant outdoor environment. A shingled driveway to the front provides ample off road parking, with additional access leading to the rear where further parking, a garage and a useful store room can be found. This is a home that offers space, flexibility and excellent potential in a peaceful setting.



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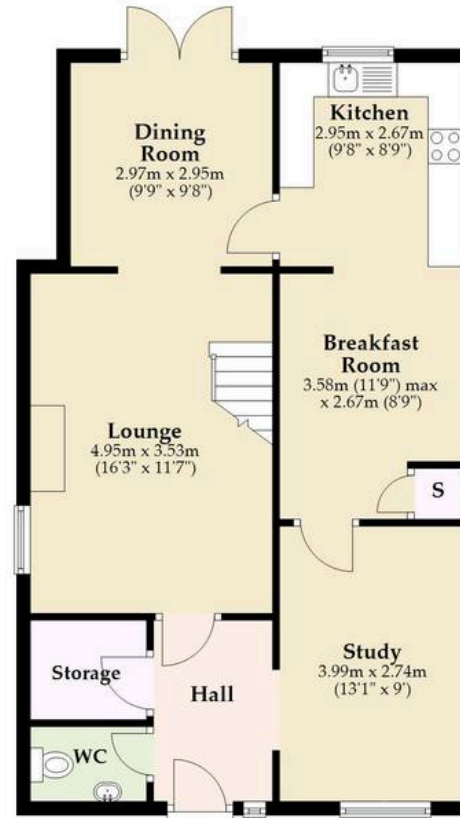
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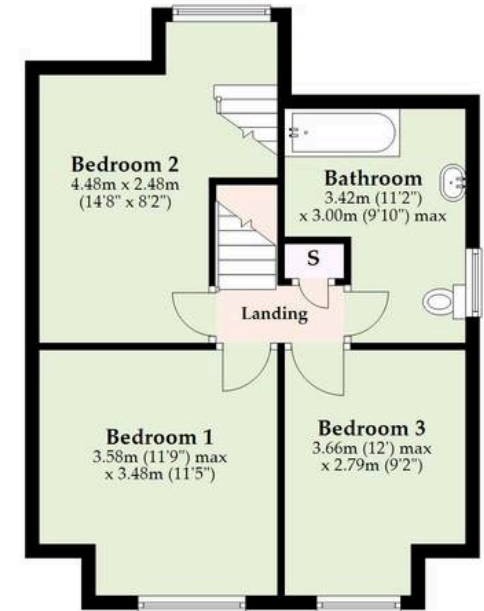
Ground Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



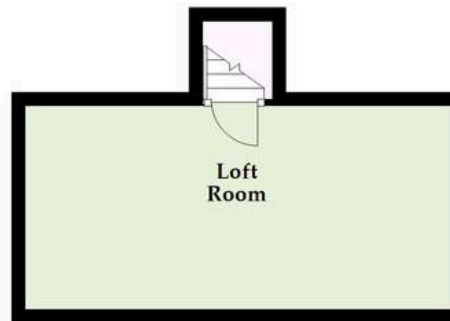
Basement

Approx. 58.0 sq. metres (624.8 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 202.3 sq. metres (2177.3 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

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