

7 Rake Drive, North Elmham

£425,000

Minors & Brady

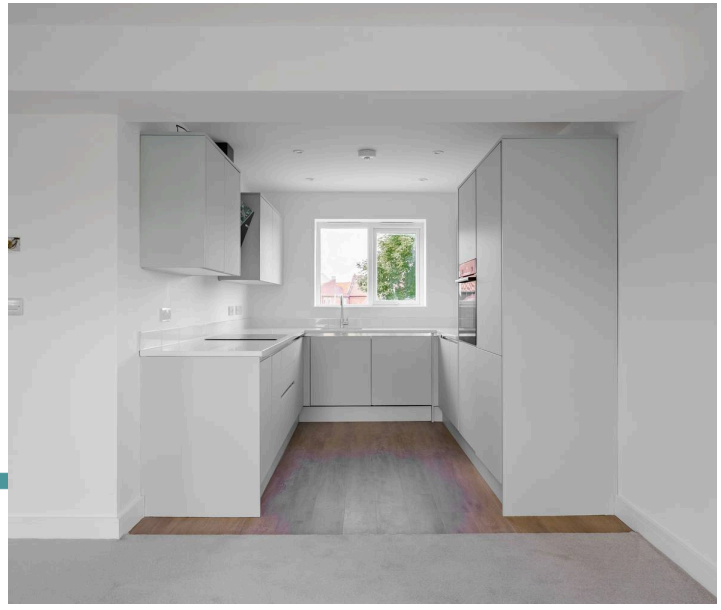
7 Rake Drive

North Elmham, Dereham

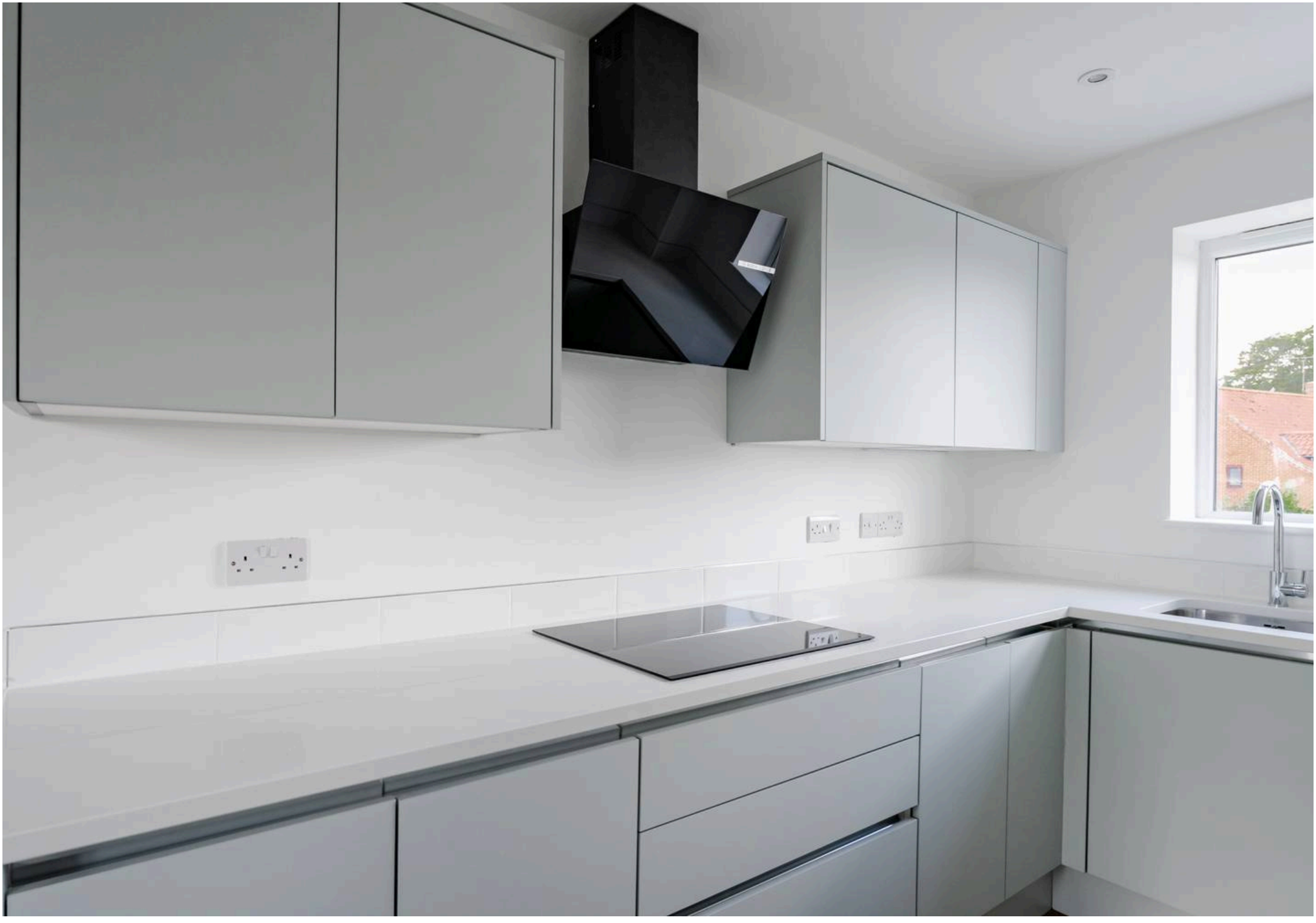
This brand-new end-of-terrace home forms part of an attractive new development surrounded by open countryside, and offers generous and versatile accommodation arranged across three floors. With four bedrooms, a spacious first-floor living room, contemporary kitchen, integral garage and two bathrooms, the property provides a well-balanced layout with plenty of flexibility for modern living. Fresh and neutral décor throughout creates a blank canvas ready to personalise, while the combination of a peaceful rural setting and energy-efficient specification makes this an appealing turnkey home.

- Brand new end of terrace home forming part of an attractive new development surrounded by open countryside
- Generous and versatile accommodation arranged across three floors, offering excellent flexibility for modern family living
- Turn key property offering stylish and modern accommodation ideal for first time buyers, professionals or investors
- Fresh and neutral décor throughout, creating a blank canvas ready to personalise
- Four well proportioned bedrooms, including a useful ground floor bedroom and three further bedrooms across the upper floors
- Spacious first floor living room providing an excellent main reception space with plenty of room for comfortable seating and dining
- Contemporary fitted kitchen with modern units, integrated Bosch appliances and a Quooker tap, combining a high quality finish with everyday practicality
- Integral garage providing secure parking and valuable additional storage, with private outdoor space to the rear
- Energy efficient new build featuring an air source heat pump, designed to provide an environmentally conscious









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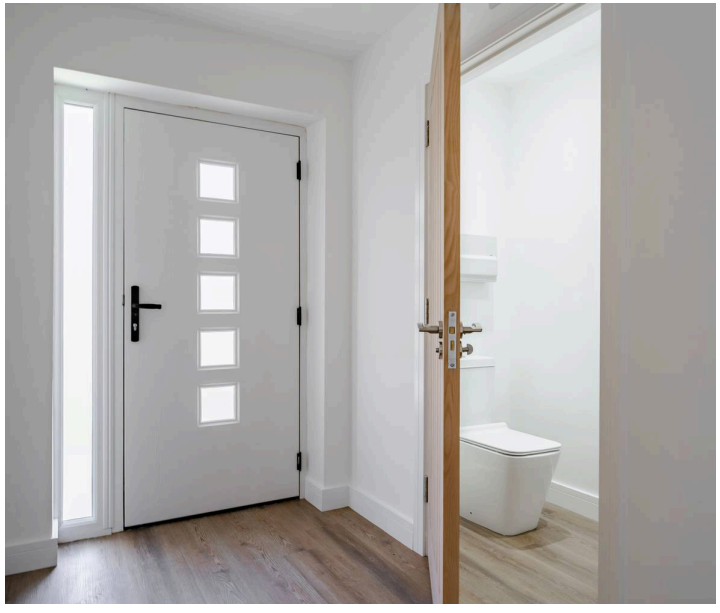
North Elmham, Dereham

Council Tax band: TBD

Tenure: Freehold













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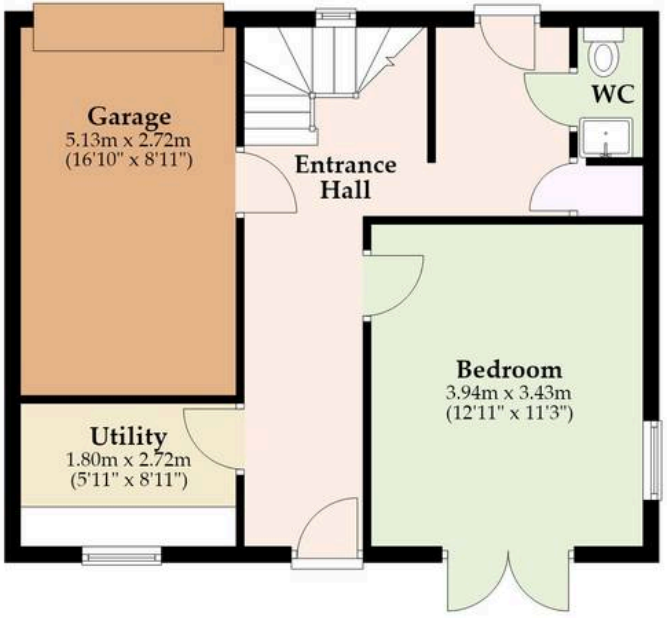
Location

Situated in the village of North Elmham, Rake Drive enjoys a peaceful setting surrounded by the attractive Norfolk countryside, while remaining within easy reach of everyday amenities. North Elmham is a well-established village with a local primary school, village shop, public houses, takeaway facilities and community amenities, with further shopping, leisure and healthcare services available in the nearby market town of Dereham. Regular bus services operate through the village, providing connections to Dereham and surrounding areas.

The surrounding area offers plenty of opportunities to enjoy the outdoors, with North Elmham Playing Field providing local recreational space and the wider Wensum Valley offering attractive countryside for walking and cycling. The village is also well placed for exploring other parts of Norfolk, with Dereham and Fakenham both within convenient driving distance, while Norwich is accessible further afield.

Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Second Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 127.6 sq. metres (1373.3 sq. feet)

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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