



Viewing by appointment with our
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SOWERBYS

Norfolk Property Agents

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2 Oyster Meadow

Neatherd Moor, Norwich Road, Dereham, Norfolk, NR20 3AL

£595,000

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2 Oyster Meadow

This brand new executive property has just been completed by local reputable builders in the heart of Dereham, with views across Neatherd Moor to the rear. The property is one of four individually designed properties which sit in their own cul-de-sac away from the main roads but within walking distance of the town centre.

2 Oyster Meadows features approximately 3000 sq. ft. of beautifully presented interior accommodation where the emphasis of the design has been on flexibility. The ground floor has a spacious hallway, master bedroom with luxury en-suite, lounge, dining room, high specification kitchen/breakfast room, separate utility, conservatory, fifth bedroom/study and cloakroom. The first floor has a further three double bedrooms, en-suite and bathroom.

The gardens wrap around two sides of the property including a lovely patio on the west side perfect for evening entertaining. A brick weave driveway at the front leads to a detached double garage. The gardens are fully enclosed and feature the views over Neatherd Moor.

This is a high quality, high specification home with a beautiful design and bedrooms to both floors. We recommend internal viewing to fully appreciate the house.

Neatherd Moor

The property is located in a delightfully quiet position on Neatherd Moor, a favourite haunt of dog-walkers and nature lovers in the town of East Dereham. East Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the City. Norwich has an international airport and a mainline rail link to Liverpool Street, London.

Directions

From Dereham town centre take the Norwich Road in an easterly direction, upon which you will arrive at the Sowerbys 'for sale' board on the left at one of the entrances to the moor. Turn left here and the entrance to the development is on the left hand side.

Council Tax

Band H.

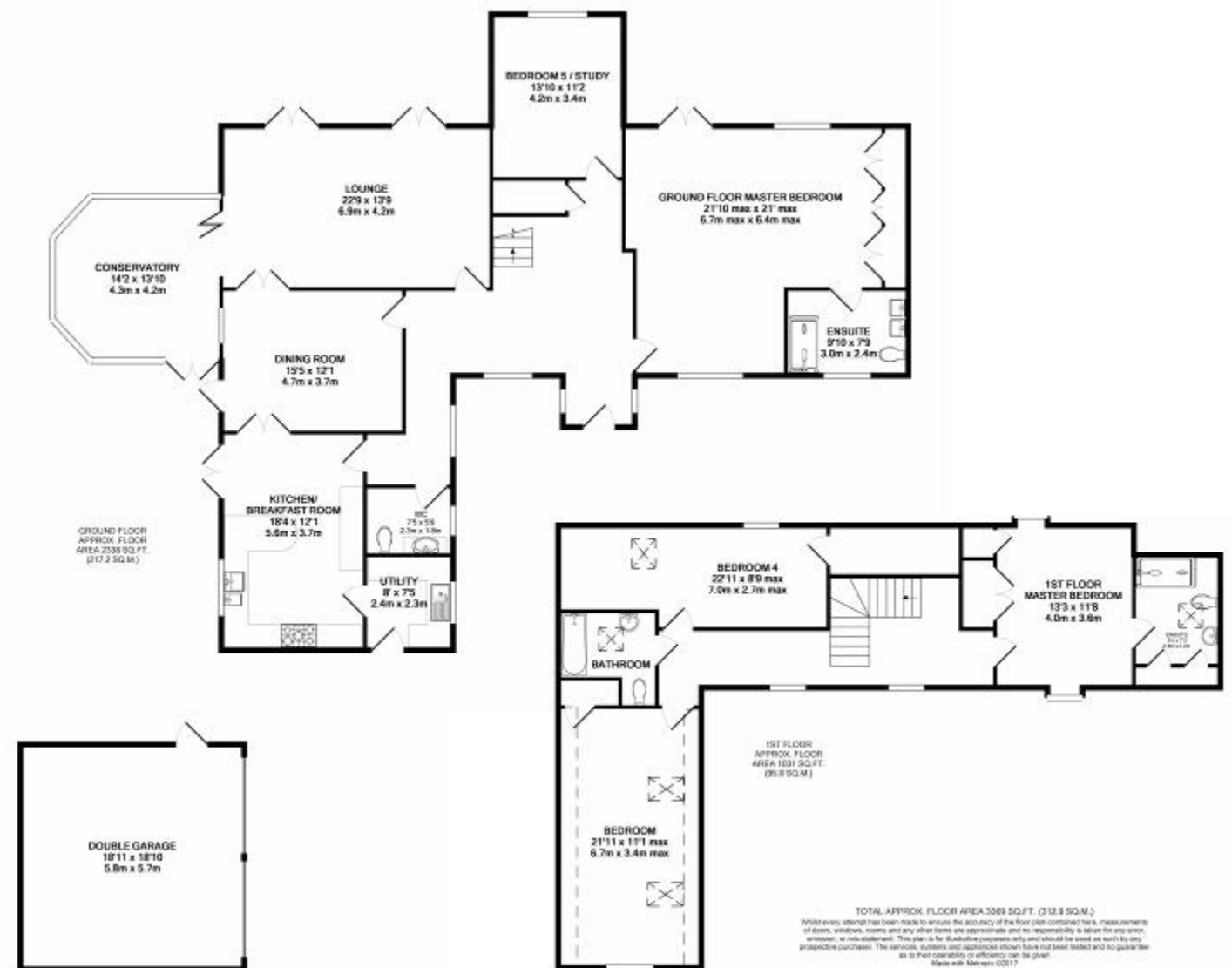
Services Connected

Mains gas, electricity, water and drainage. Ground floor underfloor heating and first floor radiators.

Energy Efficiency Rating

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.





Outside

The property is one of four individually designed properties set around a central circular lawn. There is a brick weave driveway with parking for several vehicles leading up to the detached double garage with twin up and over doors and personal door to garden. A brick weave pathway at the front leads to the utility room and front door as well as the garden gate. The property has been turfed to the front and the rear gardens have been seeded. The rear gardens wrap around two sides of the property, the west side featuring patios and the conservatory, with the rear having views over Neatherd Moor. The garden is completely enclosed by fencing.



Accommodation Comprises :-

Composite double glazed front door with decorative glass opening to...

Entrance Hall

Solid oak flooring and doors to the lounge, dining room, kitchen/breakfast room, master bedroom, bedroom five/study and the cloakroom. Staircase to the first floor with under stairs storage cupboard and uPVC double glazed windows to the front and side.

Lounge

22' 9" x 13' 9" (6.93m x 4.19m)

Dual aspect room with double glazed bi-fold doors to conservatory, french doors to dining room and two sets of double glazed french doors to rear patio and garden with views over Neatherd Moor. Gas point for fire, carpeted flooring with underfloor heating, television point and telephone point.

Conservatory

14' 2" x 13' 10" (4.32m x 4.22m)

West facing conservatory with glass roof, french doors to west patio and tiled flooring with underfloor heating.

Dining Room

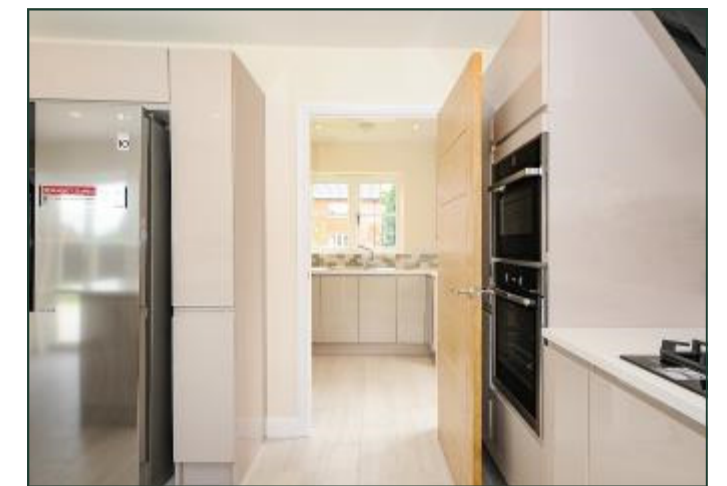
15' 5" x 12' 1" (4.7m x 3.68m)

French doors to kitchen and lounge, door to hallway and double glazed door to west patio and carpeted flooring with underfloor heating.

Kitchen/Breakfast Room

18' 3" x 11' 8" (5.56m x 3.56m)

Fully fitted kitchen with wall and base units in a high gloss mussel colour and worktops over, NEFF appliances including a five ring gas hob with extractor fan above, electric eyelevel oven and combi oven. Dishwasher, fully plumbed American style stainless steel LG fridge/freezer, tiled splashbacks, tiled flooring with underfloor heating, double glazed french doors to west patio and double glazed window to side. Door to hallway and door to utility room.





Utility Room

8' 0" x 7' 5" (2.44m x 2.26m)

Dual aspect with matching base and wall units as kitchen, tiled splashbacks, extractor fan, double glazed window to side, double glazed door to driveway and tiled flooring with underfloor heating.

Master Bedroom

21' 10" x 21' 0" (6.65m x 6.4m) max. measurements

L-shaped double bedroom with fitted wardrobes across one wall, dual aspect with uPVC double glazed windows to front and rear, french doors to rear patio area, views over Neatherd Moor, carpeted flooring with underfloor heating and door to en-suite.

En-Suite

9' 10" x 7' 9" (3m x 2.36m)

Oversized shower cubicle, twin porcelain washbasins, low level WC, heated towel rail, tiled flooring with underfloor heating and uPVC double glazed window to front.

Bedroom Five/Study

13' 10" x 11' 2" (4.22m x 3.4m)

uPVC double glazed window to rear with views of the moor, carpeted flooring, underfloor heating, television point and telephone point.

Cloakroom

7' 5" x 5' 9" (2.26m x 1.75m)

Two piece suite comprising of a modern vanity unit with

inset porcelain Roca washbasin, low level WC, oak flooring with underfloor heating, wall mounted mirror, tiled splashbacks, extractor fan and double glazed window to front.

Stairs and Landing

The carpeted staircase rises to the first floor landing with doors to three double bedrooms and the family bathroom.

Bedroom Two

13' 3" x 11' 8" (4.04m x 3.56m)

Dual aspect with double glazed windows to front and rear with views over the moor, door to en-suite, fitted wardrobes, carpeted flooring, radiator and telephone point.

En-Suite

9' 4" x 5' 11" (2.84m x 1.8m)

Three piece suite comprising of a large walk-in shower cubicle with fixed overhead shower, low level WC and wall mounted washbasin. Tiled splashbacks, heated towel rail, tiled flooring, glass shelving and fitted cupboards with wall mounted shaver point, extractor fan and double glazed Velux window.

Bedroom Three

22' 11" x 10' 11" (6.99m x 3.33m)

Dual aspect with Velux windows to side and double glazed window to front, television point, telephone point, carpeted flooring, radiator and small cupboard.



Bedroom Four

22' 11" x 8' 9" > 7' 4" (6.99m x 2.67m > 2.24m)

A long cupboard measuring 10' 11" (3.33m) in length and houses the hot water cylinder. Double glazed window and double glazed Velux window to rear, loft access, carpeted flooring and radiator.

Bathroom

8' 3" x 8' 1" > 5' 7" (2.51m x 2.46m > 1.7m)

Three piece suite comprising of a bath, pedestal washbasin, low level WC, tiled splashbacks, heated towel rail, tiled flooring, light tube, extractor fan and wall mounted shaver point.

