



The Conifers,  
Stalland Lane,  
Deopham  
NR18 9DL

Guide Price: £595,000





- Detached bungalow
- Extensively refurbished and extended
- Immaculately presented
- Corner Plot
- Driveway space for numerous vehicles
- Mature gardens with patio area
- Non-estate position
- Within 3 miles from A11

### Location

The bungalow is set in a non-estate location within Deopham, a small yet popular village, located close to neighbouring Wicklewood and Attleborough. Just 4 miles east is the bustling and vibrant market town of Wymondham, a town that's known for its excellent schooling Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts. Norwich boasts very good shopping and nightlife as you may expect. In terms of transport, there are numerous train and bus services, road links and an International airport flying to various European destinations.





## The Property

The Conifers has been extensively refurbished and extended by the current sellers, with the accommodation now having a comfortable feel, enhanced by the open plan layout in the main reception areas, the social hub within this home. As can be seen from the floorplan, the bungalow has 3 main bedrooms, with additional study/office, along with a bathroom with separate shower cubicle and a supporting en-suite off one of the guest bedrooms.

## Outside

Set on a corner plot which has well stocked raised borders and hedging which edges the boundary. Ample driveway space to front and side. Single timber garage/store along with car port to the far side of the bungalow. The rear benefits from a good degree of privacy - with landscaped gardens and patio, covered pavillion which is ideal for entertaining family and friends, working garden area with wood store and shed as well as an expanse of lawn.

## Services

Mains water, drainage and electricity are connected. Oil fired central heating.

**How to get there – What3words:**  
hobby.tucked.bill

## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

Freehold

**Council Tax Band: D**

**Ref: 2/19388/RM**

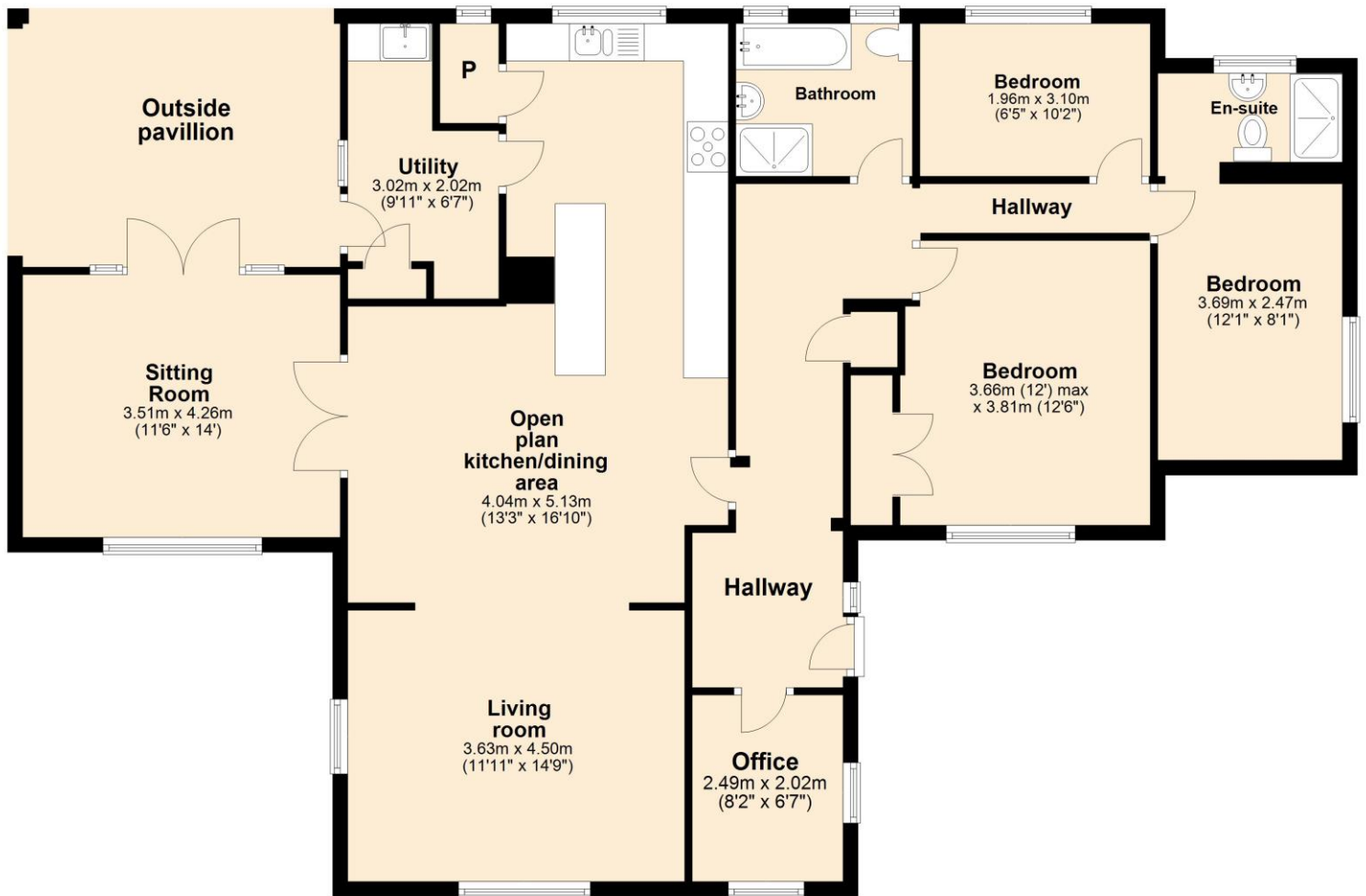
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# AWAITING EPC



### Ground Floor

Approx. 146.5 sq. metres (1577.3 sq. feet)

Total area: approx. 146.5 sq. metres (1577.3 sq. feet)

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