



Church Lane, Hindolveston - NR20 5BT



Church Lane

Hindolveston, Dereham

Discover this exceptional SEMI-DETACHED FAMILY HOME, located on a quiet CUL-DE-SAC within a tranquil SEMI-RURAL SETTING.

Boasting income-generating SOLAR PANELS, this property offers both sustainability and savings. The expansive PRIVATE and ENCLOSED GARDEN provides the perfect backdrop for outdoor gatherings, while the generous DRIVEWAY PARKING ensures convenience for residents and guests alike. Stepping inside, a welcoming OPEN PORCH opens to a 19' RECEPTION ROOM and further to the internal hall with stairs rising to the first floor. To the left, the 23' SITTING and DINING room features a WOOD BURNER. Straight ahead from the hallway leads to the KITCHEN, complimented by TWO PANTRIES. Upstairs, THREE DOUBLE BEDROOMS can be found from the landing with a FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached Family Home
- Tranquil Semi-Rural Setting
- Income Generating Solar Panels
- 23' Sitting & Dining Room with Wood Burner
- Three Double Bedrooms
- Expansive Private & Enclosed Garden
- Generous Driveway Parking
- Quiet Cul-De-Sac Location

Hindolveston is a rural countryside village with walks in abundance and a long history. Mentioned in the Domesday Book of 1086 with a name theorised to have come from Anglo-Saxon language that is translated to "farmstead belonging to a man called Sword-wolf". Hindolveston is 11 miles from Dereham with its wide range of shops, schools and facilities. Foulsham is in the Reepham High School catchment area. It's 30 miles from King's Lynn with its direct rail link to Cambridge and London and just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport.

SETTING THE SCENE

Set back from the road at the end of this quiet cul-de-sac, the property offers a large shingle driveway with a laid lawn garden adjacent with well established shrubs.



THE GRAND TOUR

The open porch entrance leads to the main living accommodation, initially you are greeted by the first reception room, a versatile space offering plenty of natural light with velux windows above, and wood flooring underfoot for ease of maintenance. Straight ahead opens to the inner hallway, providing access to the remaining ground floor accommodation and stairs rise to the first floor. To the left, the open archway leads to the 23' sitting and dining room, offering plenty of space for formal dining and furniture and flooded with natural light from side facing uPVC double glazed windows. The focal point of the room is the wood burner located at the end of the room. The wood burner is inset and sits on a stone hearth with an exposed wood and brick mantel. Back to the hall and straight ahead, the kitchen has been recently refurbished with a vast selection of wall and base storage units and tiled splashbacks with two pantries offering further storage space and under counter space can be found for white goods.

Ascending the stairs to the carpeted first floor landing, loft access can be found above with doors opening to three double bedrooms. The second double room benefits from integrated storage, whilst the main bedroom enjoys a dual aspect with radiators and wood flooring underfoot. Completing the accommodation, the three piece family bathroom includes a shower over the bath.

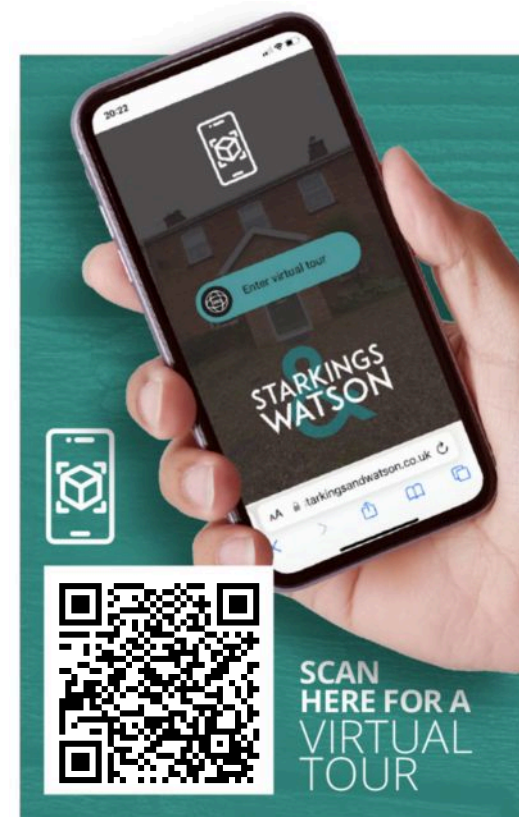
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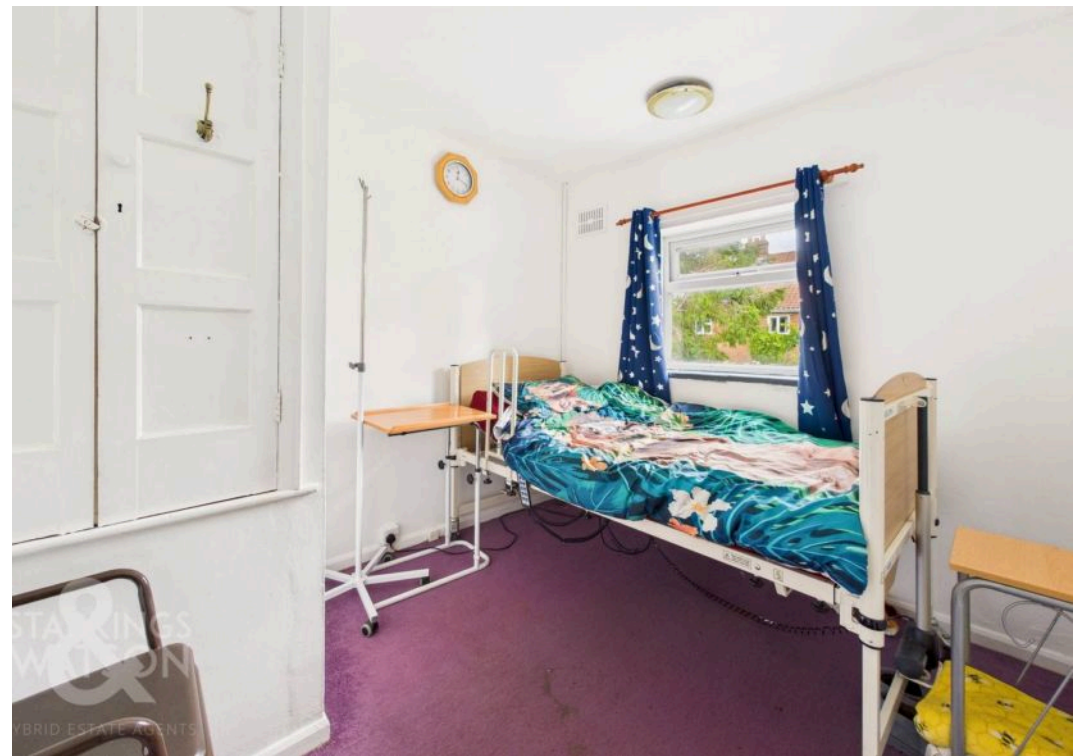
Postcode : NR20 5BT

What3Words : ///freedom.test.spillage

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



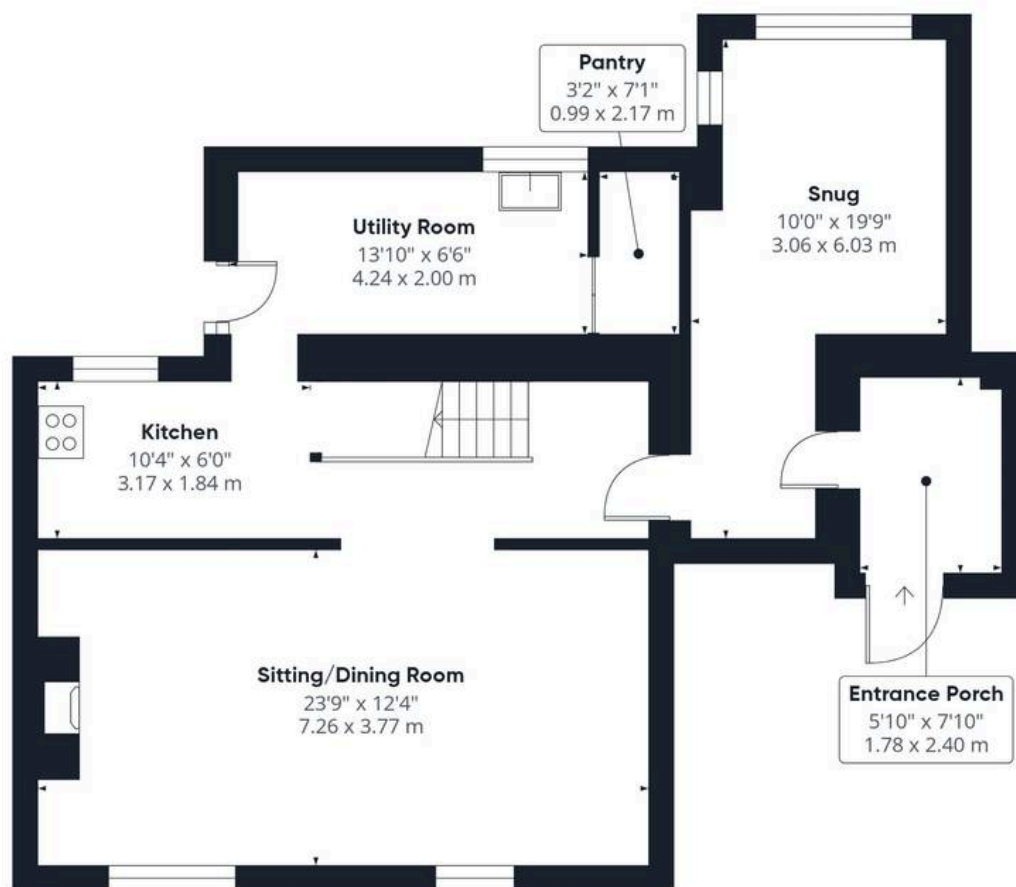




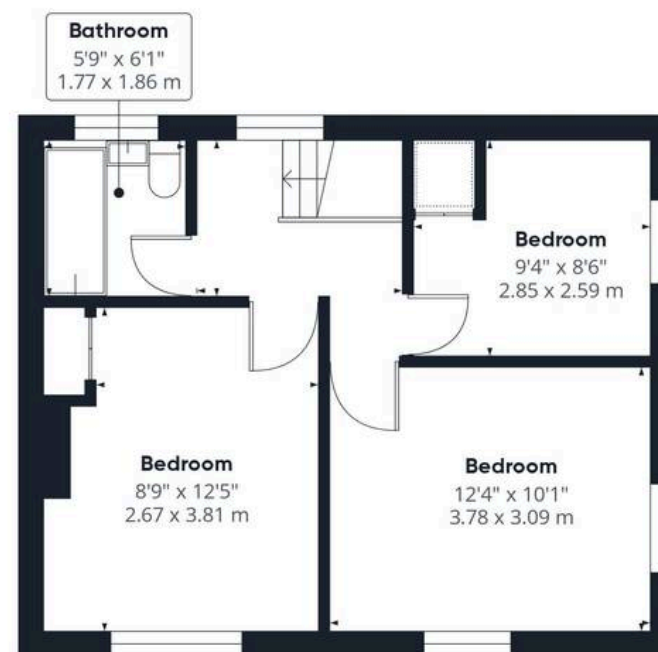
THE GREAT OUTDOORS

Stepping outside, the garden initially offers a substantial storage shed to the right with a large patio extending down the garden, a perfect place for outdoor furniture to enjoy the summer months. The remainder of the garden is predominantly laid to a well maintained lawn with well established shrubs and trees running the properties border. Also to the right, a large log cabin can be found, a perfect outdoor studio or storage space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1146 ft²

106.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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