

## 3a The Street, Bintree - NR20 5AH

OIEO- £350,000 Freehold

Beautifully improved and immaculately presented, this modern three-bedroom detached home offers stylish, high-specification living in the sought-after village of Bintree. The property features a sleek fitted kitchen with integrated appliances and breakfast bar, a bright open-plan lounge, and a versatile garden room with a warm roof for year-round use. Upstairs offers three well-sized bedrooms, including a principal with en suite, alongside a contemporary family bathroom. Outside, you'll find a landscaped rear garden with decking and astro turf, and a brickweave driveway providing off-road parking, making this an ideal home for those seeking comfort, space, and a peaceful non-estate setting in a rural village surrounded by open countryside.



## Location

Bintree is a peaceful Norfolk village surrounded by open countryside, offering a rural lifestyle with excellent access to nearby towns and amenities. Positioned along The Street, the property enjoys a traditional village setting just a short drive from the popular market towns of Fakenham and Dereham, both of which provide a wide range of shops, supermarkets, cafés, and schools. The nearby A1067 offers convenient road links to Norwich, while scenic walking routes and nature spots such as the River Wensum and Foxley Wood are close at hand, ideal for those who enjoy the outdoors. There is also a strong sense of community in the area, with local events, farm shops, and picturesque lanes adding to the village charm.



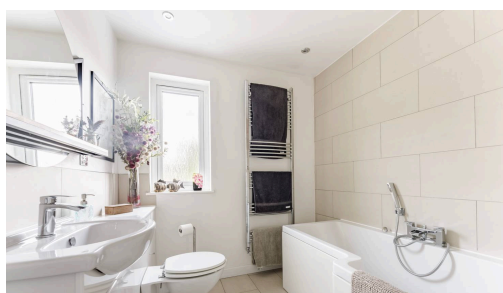
## Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Timber-framed, modern method of construction

Heating system- LPG Central Heating

Council Tax Band- C





### The Street, Bintree

Step into this beautifully improved and stylishly presented detached home, where modern comfort meets thoughtful design throughout. The entrance hall offers a warm welcome and is both practical and inviting, featuring a useful under-stairs storage cupboard and a conveniently positioned WC complete with fitted storage and an extractor fan—ideal for day-to-day family living. From the hallway, make your way into the bright and airy lounge, a generously sized space that immediately impresses with multiple windows drawing in natural light from different angles. Finished with quality wood-effect flooring and inset ceiling spotlights, the room offers ample space for a variety of furnishings and creates the perfect setting for both relaxation and entertaining.

French doors lead through to the spacious garden room, which has been upgraded with a warm roof for year-round use. This versatile additional living space boasts wood-effect flooring, stylish pendant lighting, and wide French doors opening directly to the rear garden, offering a lovely connection between indoor and outdoor living.

Open plan with the lounge, the kitchen is a true highlight of the home. Modern in style and highly functional, it features sleek gloss units, a striking tiled splashback, a central island providing extra storage and preparation space, and a breakfast bar. The kitchen is fully equipped with a stainless steel extractor hood, an integrated dishwasher, an integrated microwave, an integrated wine cooler, and space for a free-standing fridge/freezer. Wood-effect flooring and inset ceiling spotlights complete the look, while a door from the kitchen provides convenient access to the garden, perfect for al fresco dining in the warmer months.

Upstairs, a well-lit landing leads to three generous bedrooms, all thoughtfully finished with comfort and style in mind. Two of the bedrooms are well-proportioned doubles, both featuring attractive feature wallpaper and soft carpet flooring. The principal bedroom benefits from a sleek en suite shower room, fitted with a corner glass cubicle, ample integrated storage, tiled flooring, and recessed ceiling lights. The third bedroom is equally versatile, ideal as a guest room, nursery, or home office.

A modern family bathroom serves the remaining bedrooms and includes a P-shaped panelled bath with shower over, stylish tile surround, tiled floors, fitted vanity units, and inset spotlights. The home is equipped with double glazing throughout, with the exterior painted in 2024 and a newly fitted front door.

Outside, the rear garden is a beautifully landscaped and low-maintenance space, enclosed for privacy and designed for enjoyment. A generous decking area offers plenty of space for outdoor furniture, while the astro turf lawn and raised flower and shrub beds add greenery and charm.

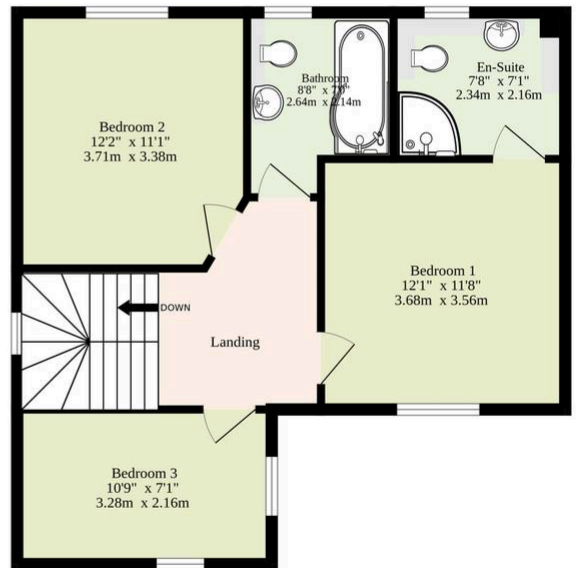
To the front, the property is approached via a brickweave driveway providing off-road parking, complemented by a decorative slate bed and gated access leading around to the rear garden.



**Ground Floor**  
739 sq.ft. (68.7 sq.m.) approx.



**1st Floor**  
629 sq.ft. (58.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.**  
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.  
Made with Metropix ©2025