



**London Street, Whissonsett, Dereham, NR20 5ST**



**welcome to**

**London Street, Whissonett, Dereham**

Hill House, London Street, Whissonett, Dereham, NR20 5ST.

We are acting in the sale of the above property and have received an offer of £393,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



## The Accommodation

External door opening to;

### Entrance Hall

With wooden flooring, stairs rising to first floor landing and radiator.

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

### Lounge

28' 3" x 14' 7" ( 8.61m x 4.45m )

With wooden flooring, open fireplace with tiled hearth and brick surround, exposed wooden beams, radiator, double glazed window and archway opening to reception room.

The remainder of the room comprises; tiled flooring, central open fireplace with tiled hearth and exposed brick surround, exposed wooden beams, radiator and double glazed window to front aspect.

### Reception Room

11' 6" x 10' 1" ( 3.51m x 3.07m )

With wood effect flooring, exposed wooden beams, radiator, double glazed doors opening to the rear garden and further door opening to;

### Study

13' 2" x 10' 4" ( 4.01m x 3.15m )

With wood effect flooring, exposed wooden beams, radiator and two double glazed windows to rear aspect.

### Dining Room

15' 3" x 11' 3" ( 4.65m x 3.43m )

With wooden flooring, open fireplace with marble hearth, radiator and double glazed window to front aspect.

### Kitchen

13' 8" x 12' 8" ( 4.17m x 3.86m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl sink with mixer tap above, tiled splashbacks, space for double electric/gas cooker, space for American fridge freezer, tiled flooring, inset ceiling spotlights, double glazed patio doors opening to the rear garden and further door opening to;

### Utility Room

16' 8" x 7' 9" ( 5.08m x 2.36m )

A range of base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, space for washing machine and tumble dryer, tiled flooring, double glazed windows to front and side aspects and double glazed door opening to the side aspect.

### Reception Room 2

9' 8" x 7' 6" ( 2.95m x 2.29m )

With wood effect flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

### First Floor Landing

With fitted carpet flooring and loft access.

### Bedroom 1

15' 2" x 14' 8" ( 4.62m x 4.47m )

With fitted carpet flooring, radiator, double glazed window to front aspect and archway opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in tiled shower cubicle, tiled flooring, radiator and double glazed window to rear aspect.

### Bedroom 2

15' 2" x 14' 9" ( 4.62m x 4.50m )

With fitted carpet flooring, radiator, double glazed window to front aspect and archway opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in tiled shower cubicle, tiled flooring, heated towel rail, built-in storage and double glazed obscure glass window to side aspect.

### Bedroom 3

13' 9" x 11' 6" ( 4.19m x 3.51m )

With fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

### Bedroom 4

11' 6" x 10' 2" ( 3.51m x 3.10m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom 5

11' 1" x 7' 8" ( 3.38m x 2.34m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom 6

11' x 7' 9" ( 3.35m x 2.36m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, corner bath, walk-in tiled shower cubicle, tiled flooring, airing cupboard housing hot water tank, heated towel rail, inset ceiling spotlights, double glazed window to side aspect and skylight.

### Outside

The property is accessed by a shared shingle driveway with a five-bar gate which leads to the main grounds. Offering ample off road parking space with lawn, shrub beds, mature trees, access to the large steel & brick barn and further access to the rear garden.

The enclosed rear garden is complete to lawn and patio with a wealth of mature plants, shrubs and trees.

### Steel & Brick Barn

Large storage building offering versatile use with concrete flooring, power, lighting, windows and doors to front and side aspects.

### Location

Whissonsett is set in the heart of rural Norfolk, between the market towns of Dereham and Fakenham and is surrounded by farmland and orchards. The village itself boasts a beautiful 14th century Church and store. The bustling market town of Dereham offers further amenities and facilities including a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses, together with many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



**view this property online** [williamhbrown.co.uk/Property/DRM116404](http://williamhbrown.co.uk/Property/DRM116404)



welcome to  
**London Street, Whissonett,  
Dereham**

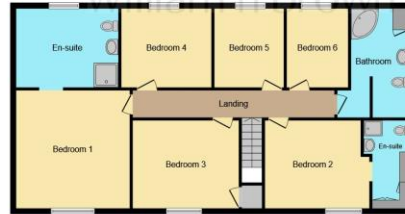
- Substantial 6 Bedroom Character Property
- Multiple Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Offers Huge Potential
- Cloakroom, 2 En Suites And Bathroom
- Impressive Barn With Versatile Use
- Ample Off Road Parking And Extensive Rear Garden
- Non-Estate, Idyllic Village Setting

Tenure: Freehold EPC Rating: E

**£420,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM116404](http://williamhbrown.co.uk/Property/DRM116404)



Property Ref:  
DRM116404 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**