



**The Shrubbery, Common Road, East Tuddenham,  
Dereham, NR20 3AH**



**welcome to**

**The Shrubbery, Common Road, East Tuddenham, Dereham**

Delightful Home, Glorious Plot! Introducing this extremely well-proportioned 3 bedroom cottage, located within the non-estate, idyllic village setting of East Tuddenham. The charming home offers versatile living accommodation with a generous well-stocked gardens, ample parking, garage & workshop!



## Description

We are extremely pleased to offer for sale this sizeable 3 bedroom detached cottage, occupying a delightful non-estate setting within East Tuddenham. This fantastic home offers easy reach to bus routes and offers plenty of green space surrounding.

This well-proportioned property would benefit from a programme of light refurbishment and personalisation with the accommodation briefly comprising; entrance hall, cosy lounge with log burner, dining room with feature fireplace, fitted kitchen, hallway with a wealth of storage, conservatory, garden room, study and boot room. This is complemented on the first floor by three bedrooms, of which two of the rooms offer built-in wardrobes, and the shower room.

Outside, the property sits on a private, great sized plot and offers ample off road parking alongside a spacious garage and workshop. There are well-stocked gardens to both aspects creating the perfect outdoor haven for enjoying the fresh air. Coupled with the accommodation, the property further benefits from solid fuel heating system and double glazed windows.

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With tiled flooring, stairs rising to first floor landing, radiator, door opening to dining room and further door opening to;

### Lounge

11' 6" x 9' 9" ( 3.51m x 2.97m )

With parquet flooring, central log burner with surround, wall lights, radiator and double glazed window to front aspect.

### Dining Room

11' 5" x 10' 2" ( 3.48m x 3.10m )

With wood effect flooring, feature fireplace, built-in storage cupboard, radiator, double glazed window to front aspect and opening to;

### Kitchen

16' x 6' 4" ( 4.88m x 1.93m )

A range of matching wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl stainless steel sink with mixer tap above, tiled splashbacks, built-in electric eye-level oven, inset electric hob with extractor hood over, space for free standing fridge freezer, dishwasher and washing machine, tiled flooring, double glazed window to rear aspect and opening to;



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## Inner Hallway

With tiled flooring, built-in storage cupboards, opening to study and double doors opening to;

## Conservatory

16' 9" x 9' ( 5.11m x 2.74m )

Brick and UPVC build with tiled flooring, double glazed windows surrounding the rear garden, double glazed doors to side and rear aspects and further door opening to;

## Garden Room

11' 7" x 11' 1" ( 3.53m x 3.38m )

With tiled flooring and double glazed windows to rear aspect.

## Study

8' 6" x 12' ( 2.59m x 3.66m )

With tiled flooring, double glazed window to front aspect and door opening to;

## Boot Room

7' 8" x 12' ( 2.34m x 3.66m )

With fitted carpet flooring, double glazed window to front aspect and door opening to the workshop.

## First Floor Landing

With fitted carpet flooring, double glazed window to rear aspect and doors opening to all bedrooms and shower room.

## Bedroom One

12' x 9' 8" ( 3.66m x 2.95m )

With fitted carpet flooring, built-in wardrobes, walk-in dressing area with double glazed window to front aspect, radiator and further double glazed window to front aspect.

## Bedroom Two

12' 1" x 10' 1" ( 3.68m x 3.07m )

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

## Bedroom Three

11' 2" x 6' 6" ( 3.40m x 1.98m )

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

## Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in corner shower, tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

## External

The property is approached via a timber five-bar gate, which opens out to a large hard standing driveway that provides ample off road parking for many vehicles. The driveway provides access to a double garage/workshop with gated access into the rear garden. To the front of the property, there are well-stocked gardens with a centrepiece frontage which is a visually pleasing feature of the home. Within the gardens, there are various mature ornamental tree and shrub borders which provides a degree of privacy and screening from the road.

The main formal gardens extend away from the property to the rear elevation and are in spurs with countless trees, shrubs and useful outbuildings. Immediately behind the conservatory, there are shingle areas, which makes the most of the views of the formal garden and provides space for outside entertaining and relaxing.

The gardens are entwined with pathways and walkways, for ease of maintenance. Situated to the front, there are established produce areas, including numerous fruit trees and extensive raised beds.

## Garage

With power, lighting, electric roller door to front aspect, door opening to workshop and further space leading to;

## Office

Accessed through the workshop and offers versatile space.

## Workshop

With power, lighting and double glazed window to front aspect.

## Agents Note

The vendor has informed us that the solar panells are serviced annually and will rectify any faults with the solar panells. The property is on a 45% tariff.

## directions to this property:

Upon entering the village of East Tuddenham from the Dereham direction, proceed into the village and take the right hand turn into Common Road. Continue along and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.

welcome to

## The Shrubbery, Common Road, East Tuddenham, Dereham

- Substantial 3 Bedroom Detached Cottage
- Multiple Reception Rooms, Conservatory And Garden Room
- Offers Versatile Living Accommodation
- Solid Fuel Heating System And Double Glazed Windows
- Positioned Within Extensive Gardens Of 0.26 Acres (STMS)
- Backs Onto Far-Reaching Field Views
- Ample Off Road Parking, Garage And Workshop
- Quaint Village Setting

Tenure: Freehold EPC Rating: F

# £450,000



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



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Property Ref:  
DRM116484 - 0003

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william h brown



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