



The Street, Bintree, Dereham, NR20 5NE

welcome to

The Street, Bintree, Dereham

An expansive 4 bedroom detached family-sized home, nestled in the scenic heart of Bintree with beautiful views over the village green. The property offers versatile living space with 3 reception rooms, conservatory, en suite, private garden, ample off road parking, workshop/garage & so much more!!



The Accommodation

The property is set back from The Street via an access road around the attractive green. The boundary is defined by hedging and a driveway to the side has a five bar gate providing way to the side and rear. There is also an attractive border and ample off road parking. The front door leads into the;

Entrance Hall

Spacious hallway with fitted carpet flooring, underfloor heating, stairs rising to first floor landing, doors to kitchen, living room and further door opening to;

Dining Room

12' 2" x 11' 4" (3.71m x 3.45m)
Double glazed bay window to front aspect, wood flooring, underfloor heating, tv point, smooth ceiling and coving.

Lounge

18' 1" x 13' 11" (5.51m x 4.24m)
Double glazed bay window to front aspect, tv point, fitted carpet flooring, underfloor heating, inset ceiling spotlights, smooth ceiling and coving and door opening to;

Study

8' 7" x 9' 4" (2.62m x 2.84m)
Wooden flooring, underfloor heating, TV and telephone points, smooth ceiling and coving and double doors opening to;

Conservatory

20' 10" x 12' 10" (6.35m x 3.91m)
With tiled flooring, underfloor heating, double glazed windows surrounding, skylight, double patio doors opening to the rear garden and door opening to inner hallway.

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring and underfloor heating.

Kitchen

17' 3" x 12' 2" (5.26m x 3.71m)
Fully fitted high quality kitchen with a wide range of wall and base units with complementary rolled edge work surfaces over, inset asterite 1.5 bowl sink and drainer, tiled splashbacks, integrated dishwasher, built-in electric eye-level double oven, inset electric hob with extractor hood over, integrated fridge freezer, tiled flooring, underfloor heating, central island with breakfast bar space, plinth lights, inset ceiling spotlights, double glazed dual aspects windows, door opening to dining room and further access to;

Utility Room

10' 10" x 7' 8" (3.30m x 2.34m)
A range of base units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink and drainer, space and plumbing available for washing machine, space for tumble dryer, tiled flooring, underfloor heating, built-in coat cupboard, extractor fan, smooth ceiling and coving and double glazed window to rear aspect.

First Floor Landing

Spacious landing with fitted carpet flooring, radiator, airing cupboard housing pressurised tank and doors opening to all bedrooms and bathroom.

Master Bedroom

18' 10" x 13' 11" (5.74m x 4.24m)
Double glazed window overlooking the green, fitted carpet flooring, radiator, smooth ceiling and coving and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, wooden flooring, inset ceiling spotlights, radiator and double glazed obscure glass window to front aspect.

Bedroom Two

17' 5" x 12' 10" (5.31m x 3.91m)
Double glazed bay window to rear aspect, fitted

carpet flooring, inset ceiling spotlights, radiator, exposed eaves and loft access to Spacious void that could offer potential for conversion subject to planning.

Bedroom Three

12' 2" x 11' 5" (3.71m x 3.48m)
Double glazed window to front aspect overlooking the green, fitted carpet flooring, radiator, smooth ceiling and coving.

Bedroom Four

10' 10" x 9' 6" (3.30m x 2.90m)
Double glazed window, fitted carpet flooring, radiator, smooth ceiling and coving.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, roll top bath, walk-in shower cubicle, tiled walls, wooden flooring, inset ceiling spotlights, large mirror, radiator and double glazed obscure glass window to rear aspect.

Rear Garden

There is a workshop/garage area offset to the side. The tiered garden has a patio adjacent to the conservatory and steps up onto a further sundial patio with pathway, borders and a covered seating area. There is a shed and the garden is fully enclosed.

Location

Bintree is a village in the Breckland district of Norfolk, located about 7 miles from the bustling market town of Dereham and approximately 9 miles from Fakenham. Bintree boasts a farm shop, open 7 days a week with an ever increasing range of local produce. Bintree is located close to the neighbouring villages of North Elmham and Bawdeswell, where further local amenities and facilities can be found. Dereham town itself is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham boasts many sport and leisure activities including a Sports and 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.



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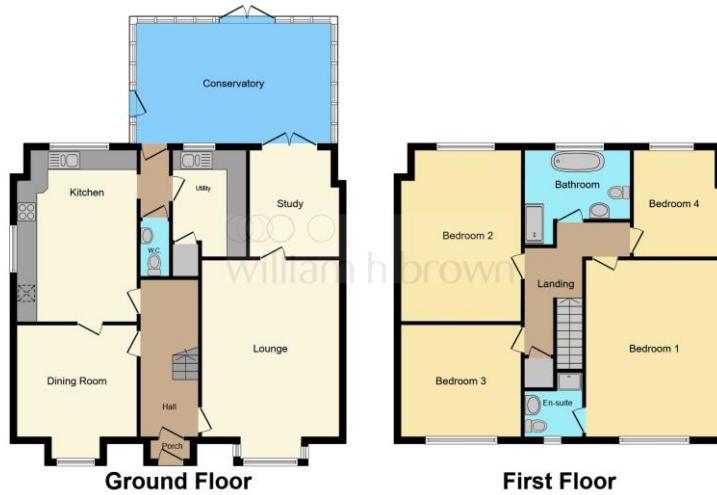
The Street, Bintree Dereham

- Spacious 4 Bedroom Executive House
- 3 Reception Rooms + 20' Conservatory
- Integrated Kitchen/Breakfast Room And Separate Utility
- Cloakroom, En Suite Facilities And Family Bathroom
- Enclosed, Low Maintenance Rear Garden
- Ample Off Road Parking And Workshop/Garage
- Private Position With Stunning Views Over The Village Green

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£500,000 - £550,000



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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