



Heath Road, Elsing, Dereham, NR20 3EE

welcome to

Elesa Cottage, Heath Road, Elsing, Dereham

NO ONWARD CHAIN! Stunning Cottage in a Stunning Location, Sitting on a 0.3 Acre Plot (stms). A Fantastic Garden with Countryside Views plus a Double Garage, Open Garaging & Wooden Outbuilding, A Haven in the Gorgeous Garden, Four Double Bedrooms, Three Reception Rooms and a Conservatory!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wooden flooring, double glazed windows to front and side aspects, stairs rising to garden room and door opening to;

Kitchen/Dining Room

22' 9" x 11' 8" (6.93m x 3.56m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, built-in electric double oven with inset electric hob, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, two radiators, dual aspects double glazed windows to front and side aspects, opening with stairs rising to inner hallway and double doors opening to;

Conservatory

11' 1" x 9' 7" (3.38m x 2.92m)

Timber frame with wooden flooring and bi fold doors opening to the rear garden.

Inner Hallway

Tiled flooring, stairs rising to first floor landing, radiator and doors opening to study, lounge and shower room.

Study

9' 5" x 9' 4" (2.87m x 2.84m)

Wood effect flooring, radiator and dual aspect double glazed windows to side and rear aspects.

Lounge

14' 6" x 11' 6" (4.42m x 3.51m)

Wooden flooring, central fireplace with tiled hearth and tiled surround, built-in storage cupboards, radiator and opening to;

Garden Room

14' 2" x 6' 9" (4.32m x 2.06m)

Wooden flooring, radiator and double glazed windows to front and side aspects.

Wet Room/Utility Space

Three piece suite comprising low level w.c, fitted wall and floor mounted units with stainless steel sink and mixer tap, shower, space for washing machine, tiled flooring, inset ceiling spotlights, under-cabinet lighting, radiator and Velux window.

First Floor Landing

Fitted carpet flooring, stairs rising to second floor landing, radiator, double glazed windows to rear aspects, doors opening to bedroom 2-4 and the family bathroom.

Bedroom Two

14' 4" x 11' 6" (4.37m x 3.51m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three

11' 5" x 9' 7" (3.48m x 2.92m)

Fitted carpet flooring, built-in storage cupboard, radiator and dual aspect double glazed windows to front and side aspects.

Bedroom Four

9' 4" x 8' 1" (2.84m x 2.46m)

Fitted carpet flooring, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, airing cupboard housing hot water tank and double glazed window to rear aspect.

Second Floor Landing

Wooden flooring, built-in storage cupboard and doors opening to remaining bedrooms.

Bedroom One

13' 2" x 11' 3" (4.01m x 3.43m)

Wooden flooring, Juliet balcony with stunning countryside views, radiator and Velux window.

Loft Room

11' 6" x 8' 4" (3.51m x 2.54m)

Wooden flooring, radiator and Velux window.

External

Elesa Cottage majestically resides on an elevated plot, enveloped by picturesque countryside and charming scenery in its idyllic semi-rural setting. The property boasts a magnificent garden, offering serene seating areas to relish the captivating views and engage in delightful alfresco dining. The garden seamlessly transitions into sprawling fields, creating an enchanting ambiance, further enhanced by a delightful summerhouse. Within the grounds is a timber outbuilding offering versatile use. To the rear of the home, you will find an abundance of ample off-road parking, including a brick and tiled open garaging and a double garage, catering to various parking needs.

Summer House

Oak cladding and frame with deal flooring, central log burner, fitted wall and base units with clay sink, door opening to shower room and stairs rising to mezzanine floor.

Shower Room:

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle and wood effect flooring.

Double Garage

Double doors to front, power and lighting.

Brick & Tile Open Garaging

Double doors to front, power and lighting.

Agents Note

The property is currently registered as a Holiday Let and therefore is exempt from council tax currently. Upon completion an assessment will need to be carried out in order to give this a council tax band. We have suggested that this property will fall under band D.



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welcome to

Heath Road, Elsing, Dereham

- Substantial 4 Bedroom Character Cottage - CHAIN FREE
- Semi-Rural, Idyllic Location Surrounded by Countryside
- Three Reception Rooms and Conservatory
- Spacious Kitchen/Dining Room
- Stunning Garden ideal for Alfresco Dining
- Versatile Summer House- offering a range of uses
- Extensive Off-Road Parking, Double Garage And Open Garaging

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



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

guide price

£475,000 - £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116714 - 0007

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