



Chapel Road, Longham, Dereham, NR19 2RN

welcome to

Chapel Road, Longham, Dereham

Step inside this characterful cottage, occupying a fantastic countryside position within the rural village of Longham. The attractive home boasts 2 reception rooms, adaptable sun room, fitted kitchen, modern ground floor shower room, boiler room, private gardens, driveway parking & garage!



Description

Nestled in a tranquil rural village, this delightful character cottage offers a perfect space surrounded by picturesque countryside. Brimming with charm, the property showcases a wealth of original features, including exposed beams and fireplaces, blending timeless character with comfortable living.

The versatile interior offers flexible living spaces, and in brief comprises; welcoming entrance porch and lobby area, inviting lounge, separate formal dining room with stairs rising to the first floor landing, kitchen with space for a range of appliances, sun room and modern shower room. This is complemented on the first floor by two double bedrooms and the family bathroom suite.

Outside, the well-tended gardens provide a peaceful retreat, while parking is provided by a shingle driveway and a detached garage ensures practicality. Coupled with the accommodation, the property further benefits from oil heating and double glazed windows.

A rare opportunity to own a charming, character-filled home in a sought-after village location!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring, exposed wooden beam, double glazed window to side aspect, opening to the dining room, and door opening to;

Lounge

14' x 11' 11" (4.27m x 3.63m)

Wood effect flooring, central fireplace with tiled hearth and exposed brick surround, built-in storage cupboard, exposed wooden beam, ceiling spotlights, two radiators and double glazed window to front aspect.

Dining Room

14' max x 13' 5" max (4.27m max x 4.09m max)

Wood effect flooring, central log burner with tiled hearth and exposed brick surround, stairs rising to first floor landing, under stairs storage cupboard, wooden beams, ceiling spotlights, radiator, double glazed window to front aspect, door opening to the sun room, and opening to;

Kitchen

12' x 8' 7" (3.66m x 2.62m)

A range of floor mounted units with complementary rolled edge work surfaces over, inset butler sink, tiled splashbacks, space for electric cooker, space for fridge freezer, tiled flooring, ceiling spotlights, radiator, dual-aspect double glazed windows to front and rear aspects, and double glazed external door opening to the side aspect.

Sun Room

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

Wood effect flooring, radiator, double glazed window to rear aspect, double glazed patio doors opening to the rear garden, and door opening to;

Shower Room

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

First Floor Landing

Fitted carpet flooring, radiator, two double glazed windows to rear aspect, door opening to bedroom two and stairs rising to bedroom one and the family bathroom.

Bedroom One

16' 7" x 11' 4" (5.05m x 3.45m)

Fitted carpet flooring, exposed wooden beams and brickwork, radiator and double glazed window to front aspect.

Bedroom Two

14' 9" x 11' 4" (4.50m x 3.45m)

Wooden flooring, exposed wooden beams and brickwork, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, roll top bath, part tiled walls, wooden flooring, ceiling spotlights, radiator and double glazed window to rear aspect.

External

The property is set back from the road, offering a beautiful private setting. A shingle driveway provides off-road parking, alongside with access to the detached garage for additional storage or vehicle space. The front garden is landscaped with a variety of plants and a mature fruit tree, adding to the homes character. A patio area at the main entrance creates a welcoming approach, while hedging and flint wall screens the front for privacy. A shingled area further enhances the outdoor space, with gated access leading to the rear aspect.

The rear garden offers a delightful blend of practicality and charm, featuring lawn, a concrete pathway and shingle space, ideal for low maintenance outdoor living. A verity of mature shrubs and raised flower beds add depth and greenery, alongside a log store, and a handy garden shed which provide storage for tools and equipment. Bamboo fencing encloses the home offering privacy and security.

Boiler Room

Space for washing machine and window to rear aspect.

Location

Longham is a small, peaceful village situated in central Norfolk, about 6 miles from Dereham and about 8 miles from Fakenham. There is a pub called the Longham White Horse and an excellent Village Hall with playing fields. The village is an ideal base for exploring the Norfolk countryside, with the Brecks to the south, the historic towns of King's Lynn and Norwich to the West and East, and the beautiful, unspoilt beaches of the North Norfolk Coast approximately half an hour's drive away. Longham also falls within the Litcham School catchment area. Dereham town itself offers large supermarkets, a full range of schools, hotels, churches, and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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/DRM111507



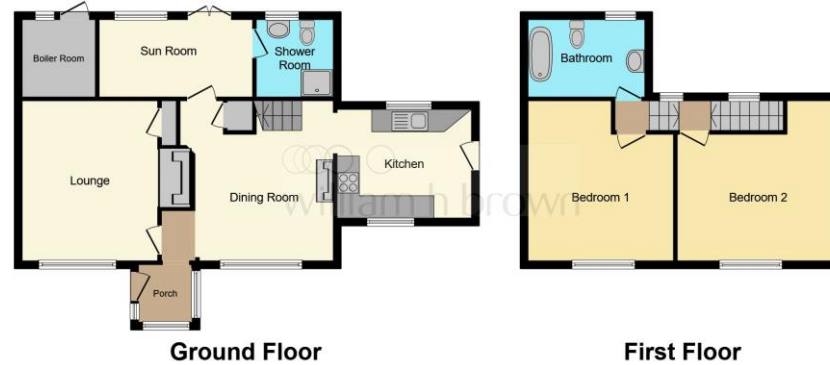
welcome to

Chapel Road, Longham, Dereham

- Spacious 2 Double Bedroom Cottage
- Abundance Of Charm And Character
- 2 Delightful Reception Rooms
- Versatile Sun Room
- Modern Shower Room And First Floor Bathroom
- Private Rear Garden, Surrounded By Natural Splendour
- Driveway Parking And Detached Garage
- Idyllic Countryside Village

Tenure: Freehold EPC Rating: F

£375,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM111507



Property Ref:
DRM111507 - 0003

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