



**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 & detached 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.

## directions to this property:

Upon entering the village of Longham from the Gressenhall/Dereham direction, proceed along Hoe Road and take the left hand turn onto Chapel Road. The property can be found on the right-hand side, just after the village hall, identified by our William H Brown "For Sale" board.



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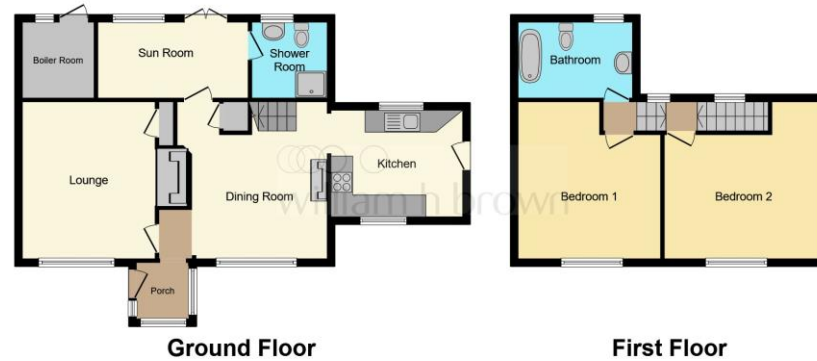
## Chapel Road, Longham, Dereham

- 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

Council Tax Band: C

**£365,000**



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:  
DRM111507 - 0004

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