



Church Lane, Hindolveston, Dereham, NR20 5BT

welcome to

Church Lane, Hindolveston, Dereham

LARGE PLOT! A well-proportioned 3 bedroom semi-detached house, occupying a cul-de-sac position within a sought-after village. The home offers fantastic potential and boasts 2 reception rooms, fitted kitchen, utility, generously-proportioned rear garden, ample parking, outbuildings & solar panels!



Description

We are delighted to welcome to the market this charming 3 bedroom semi-detached house, occupying a cul-de-sac position within this peaceful rural village.

The home offers a blend of space, potential, and tranquillity. Boasting generously sized rooms, the property provides a fantastic opportunity to update, modify, or even extend (subject to planning permission) to create your ideal living space. In brief, the internal ground floor accommodation comprises; an adaptable reception room, hallway, welcoming lounge/dining room with log burner, fitted kitchen and utility with pantry. This is complemented on the first floor by three bedrooms and the family bathroom suite.

Outside, the large garden is a true highlight, offering space for relaxation and outdoor activities, while a workshop and log cabin provide additional versatility for hobbies, storage, or even a home office. With ample parking and a stunning backdrop of open fields, this home enjoys a beautiful rural outlook. Coupled with the accommodation, the property further benefits from oil heating, double glazed windows and 10 solar panels which help to reduce energy costs and lower its carbon footprint.

Appealing to an assortment of buyers and providing further potential to make your own, viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Reception Room

19' 3" max x 9' 8" max (5.87m max x 2.95m max)

Wood effect flooring, double glazed windows to side and rear aspects, and double glazed door opening to;

Hallway

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, opening to the kitchen, and further opening to;

Lounge/Dining Room

21' 8" x 12' 3" (6.60m x 3.73m)

Wood effect flooring, central log burner with tiled hearth and brick surround, and two double glazed windows to the front aspect.

Kitchen

10' x 5' 6" (3.05m x 1.68m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, tiled splashbacks, space for double electric oven, extractor hood over, under stairs storage cupboard, wood effect flooring, double glazed window to rear aspect, and opening to;

Utility Room

13' 2" x 6' 2" (4.01m x 1.88m)

A matching range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for washing machine, pantry, wood effect flooring, inset ceiling spotlights, double glazed window to rear aspect, and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft access, radiator, double glazed window to rear aspect, and doors opening to all bedrooms and the bathroom.

Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m)

Wooden flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m)

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

Bedroom Three

9' x 8' 2" (2.74m x 2.49m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to side aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road and is approached by a large shingle driveway which provides ample off-road parking for multiple vehicles. The remainder of the front is laid to lawn and is enhanced by shrub beds and mature trees for an added touch of greenery.

To the rear aspect of this property lies a generously sized, enclosed garden plot, featuring lawn and inviting patio areas, perfect for outdoor entertaining within the warmer months of the year. Surrounding the garden are mature shrubberies, offering privacy and a touch of natural beauty, together with a 25msq versatile workshop equipped with power and lighting, which offers a practical space ideal for hobbies or storage, and a 25msq log cabin, further equipped with power and lighting.

Location

In a great location with easy access to the vibrant market town of Holt with its collection of Independent shops, with Fakenham only nine miles away with weekly market and auctions and larger supermarkets. The beautiful North Norfolk coast is on the doorstep, with Holkham, Wells next the sea, Blakeney and Burnham Market within easy reach. Good schools are near with Fakenham Academy & Reepham High School and the renowned private school Gresham's Prep & School in Holt. Norwich is 23 miles with mainline station to London, International Airport, now well connected with the new Norwich Northern Distributer road.



view this property online williamhbrown.co.uk/Property/DRM117014



welcome to

Church Lane, Hindolveston, Dereham

- Generous 3 Bedroom Semi-Detached House
- 21' Lounge/Diner With Log Burner
- Versatile Home With Space To Update And Modify
- Spacious Plot With Fantastic Garden Space
- Stunning Backdrop Of Open Fields
- Ample Off-Road Parking, Versatile Workshop And Log Cabin
- Tranquil, Rural Village Setting

Tenure: Freehold EPC Rating: C

guide price

£240,000 - £260,000



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/DRM117014](https://www.williamhbrown.co.uk/Property/DRM117014)



Property Ref:
DRM117014 - 0004

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](https://www.williamhbrown.co.uk)