



Church Lane, Welborne, Dereham, NR20 3LN

welcome to

Church Lane, Welborne, Dereham

Idyllic Setting With Stunning Field Views! A well-presented 2 double bedroom detached bungalow, located within a non-estate rural village. Boasting open-plan kitchen/diner, integrated appliances, garden room, shower room, well-tended gardens, ample parking, garage & solar panels.



Description

We are delighted to welcome to the market this welcoming 2 double bedroom detached bungalow, occupying a peaceful, remote location within the village of Welbourne. The homes offers stunning countryside views to both aspects and is located within reach of local villages.

In brief, the internal accommodation comprises; inviting entrance hall, open-plan kitchen/lounge featuring integrated appliances and a charming log burner - perfect for the colder evenings, a garden room which offers an abundance of natural lighting, two double bedrooms and the family shower room.

Outside, a shingle driveway provides sufficient off-road parking and access to the detached garage, together with a private rear garden complemented by lawn, mature shrubberies and shingle for ease of maintenance. Coupled with the accommodation, the home further benefits from electric radiator central heating, double glazed windows and solar panels for energy efficiency.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, loft access, radiator and doors opening to all rooms.

Kitchen/Lounge

24' 4" x 12' 8" (7.42m x 3.86m)

The kitchen offers a modern range of wall and floor mounted units with complementary rolled edge work surfaces over, inset ceramic sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob with stainless splashback and extractor hood over, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, wood effect flooring, built-in storage cupboard, vertical radiator, double glazed window to rear aspect and open-plan access to the lounge which combines wood effect flooring, central log burner with tiled hearth, radiator and open-plan access to;

Garden Room

15' 9" x 9' 7" (4.80m x 2.92m)

Wood effect flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Bedroom One

13' 9" x 9' 11" (4.19m x 3.02m)

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

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in tiled shower cubicle, vinyl flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set in a peaceful, remote location with uninterrupted views over open fields, this charming bungalow enjoys a truly idyllic setting. To the front, a generous shingle driveway provides ample parking and leads to a detached garage, offering both convenience and practicality. The front garden features lawn with established plant and shrub beds, and neatly arranged shingle beds which add texture. A lovely pergola creates a focal point and offers a space for outside enjoyment.

Stepping out to the generously sized rear, the garden offers a wonderful blend of open space and mature planting, perfect for both relaxation and gardening enthusiasts. A well-kept lawn is complemented by areas of shingle and decorative slate beds, adding low-maintenance appeal. Further enhanced by established shrubs and trees for privacy, while a greenhouse and shed offer practical storage and growing space. The garden backs directly onto open fields, creating a quiet outlook.

Garage

Power, lighting and electric roller door to front.

directions to this property:

From Dereham, proceed to the village of Mattishall and continue through the village towards East Tuddenham. Proceed along this road, and take the next right hand turn into Church Lane (Welborne). The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Church Lane, Welborne Dereham

- 2 Double Bedroom Detached Bungalow
- Desirable Setting With Far-Reaching Field Views
- Modern, Open-Plan Living
- Bright And Airy Garden Room
- Electric Radiator Central Heating, Double Glazed Windows And Solar Panels
- Privately-Enclosed, Well-Proportioned Rear Garden
- Ample Parking And Detached Garage
- Non-Estate, Rural Village

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£325,000



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:
DRM117282 - 0003

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk