



Eastgate Street, North Elmham, Dereham, NR20 5AB

welcome to

Eastgate Street, North Elmham, Dereham

A charming 2 bedroom cottage, full of character, and occupying a non-estate, sought-after village location. The well-presented home boasts a large lounge with inglenook fireplace, modern kitchen/diner, conservatory, generous bisected garden and offered for sale with no onward chain. Must view home!!



Description

Nestled in the heart of a sought-after, peaceful village, this delightful 2 bedroom cottage is bursting with charm and character, offered to the market with no onward chain.

Step inside and you'll immediately be drawn to the well-proportioned lounge, featuring a stunning inglenook fireplace and exposed beams that add to the home's authentic rustic appeal. The modern kitchen/diner is both stylish and functional, offering space for entertaining, while the conservatory provides the perfect spot to relax. This is complemented on the first floor by the principal bedroom with ample built-in storage, a further bedroom and the family bathroom suite.

Outside, the property enjoys a generous rear garden, thoughtfully divided into distinct areas for relaxation and enjoyment. Featuring a courtyard area, alongside lawn space enhanced by mature plants and greenery. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows.

The Accommodation

Double glazed external entrance door opening to;

Lounge

16' 8" x 11' 5" (5.08m x 3.48m)

Tiled flooring, stairs rising to first floor landing, Inglenook wood burner with exposed brick surround, exposed ceiling beams, built-in storage cupboard, radiator, double glazed window to front aspect and door opening to;

Kitchen/Diner

20' 11" x 5' 9" (6.38m x 1.75m)

A modern range of wall and floor mounted base units with wooden worktops over, inset butler sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, space for washing machine, tiled flooring, exposed ceiling beams, radiator, two double glazed windows to rear aspect and double glazed door opening to;

Conservatory

8' 3" x 8' 2" (2.51m x 2.49m)

UPVC and brick build with double glazed windows surrounding, tiled flooring and external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing the hot water cylinder and doors opening to both bedrooms and bathroom.

Bedroom One

13' 11" x 11' 9" (4.24m x 3.58m)

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

Bedroom Two

10' 3" x 6' 1" (3.12m x 1.85m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

Step outside to discover a generous bisected rear garden, thoughtfully divided into two areas for relaxation and enjoyment. There is private courtyard area offering the perfect spot for morning coffee or al-fresco dining, while beyond, there is an enclosed garden area laid to lawn, featuring mature plants and greenery.

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public

houses. Dereham offers 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.

directions to this property:

Upon entering the village of North Elmham from the direction of Dereham, proceed along Holt Road and take the right hand turn into Eastgate Street, marked by bollards. Continue along and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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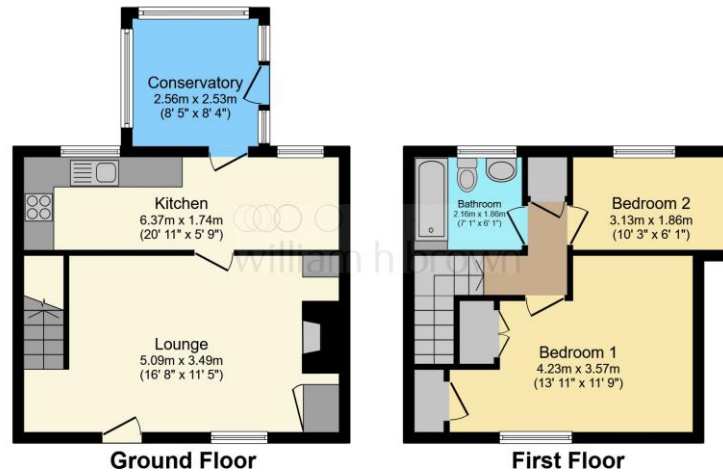
- No Onward Chain!
- Delightful 2 Bedroom Terraced Cottage
- Brimming With Charm And Character
- Spacious Lounge With Inglenook Fireplace
- Modern Fitted Kitchen/Diner
- Cosy Conservatory
- Generous, Bisected Garden
- Desirable Village Location

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£200,000



Total floor area 73.4 m² (790 sq.ft.) approx

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:
DRM116340 - 0005

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