



High Street, North Elmham, Dereham, NR20 5JX

welcome to

High Street, North Elmham, Dereham

>> FOR SALE BY AUCTION! A characterful 3 bedroom semi-detached home, occupying a non-estate position within a well-connected Norfolk village. Boasting original charm with 2 generous reception rooms, conservatory, kitchen/diner, flexible outbuilding, generous garden & secure parking!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, door opening to dining room and further door opening to;

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Fitted carpet flooring, central wood burner with tiled hearth and exposed brick, radiator and double glazed window to front aspect.

Dining Room

13' 1" x 12' 6" (3.99m x 3.81m)

Wooden flooring, under stairs storage cupboard, radiator and door opening to;

Kitchen/Breakfast Room

18' 3" x 7' 7" (5.56m x 2.31m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for cooker, space for free standing fridge freezer, space for washing machine, tiled and carpet flooring, radiator, two double glazed windows to rear aspect and stable door opening to;

Conservatory

10' 2" x 8' 5" (3.10m x 2.57m)

Brick and UPVC build with hard flooring, double glazed windows to side and rear aspects and double glazed external door opening to the rear garden.

First Floor Landing

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

Bedroom One

13' 6" x 12' 11" (4.11m x 3.94m)

Wooden flooring, built-in wardrobe, exposed wooden beams, radiator and double glazed window to front aspect.

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Wooden flooring, built-in wardrobe, exposed brickwork, radiator and double glazed window to front aspect.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

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

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, built-in storage cupboard, tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

To the side of the property, there is a gated driveway which provides secure off-road parking space.

The property is set within mature gardens that create a private setting. The gardens stretch further back than expected, offering excellent potential for landscaping, extension (stpp), or creating a more defined outdoor living space.

Old Barn Outbuilding

The property further benefits from a detached barn which offers ample storage and the potential to be converted subject to planning permissions to a separate annex. The barn comprises a ground floor with stairs leading to first floor accommodation.

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.

Viewings

By arrangement with our Joint Auctioneers William H Brown Dereham, Tel: 01362 692238

Important Notice

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The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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High Street, North Elmham Dereham

- For Sale By Auction - Tuesday 16th December
- 3 Bedroom Semi-Detached House
- Charm And Character Features
- 2 Generous Reception Rooms And Conservatory
- Great Potential To Update And Enhance
- Versatile Barn Outbuilding, Set Over 2 Floors
- Generous Gardens And Secure Parking
- Non-Estate, Sought-After Village Location

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£170,000



Total floor area 141.7 m² (1,525 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:
DRM117151 - 0006

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