



The Street, Bintree, Dereham, NR20 5AH

welcome to

The Street, Bintree, Dereham

>> NO ONWARD CHAIN! A spacious 4-bed detached family home, occupying a non-estate position within a highly-regarded village. Boasting a 17' lounge, formal dining room, kitchen & utility, master en suite, generously-proportioned garden space, ample parking, integral garage & more!



Description

Tucked away in a desirable and peaceful setting within a sought-after Norfolk village, this generous four-bedroom detached home offers a fantastic opportunity for family living with room to personalise. Set back from the road, the property enjoys a private position and is approached via a shared driveway offering ample off-road parking and access to an integral garage.

Step inside to find a welcoming entrance hall leading to a useful cloakroom, a spacious 17' lounge featuring an open fireplace for those cosy evenings, and a separate dining room ideal for entertaining. The kitchen provides space for all your essential appliances, while the adjacent utility room adds further practicality. Upstairs, the first-floor landing leads to four well-proportioned and versatile bedrooms, including a master with en suite, and a family bathroom. All rooms offer flexibility for a growing family or working from home.

Outside, the private rear garden is a great size - perfect for outdoor dining, gardening, or simply relaxing in a peaceful setting. Additional benefits include oil-fired central heating, double-glazed windows, and the property being offered with no onward chain.

The Accommodation

Double glazed external door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stair storage cupboard, further built-in storage cupboard, doors opening to lounge, dining room, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring and double glazed obscure glass window to side aspect.

Lounge

17' 1" x 14' (5.21m x 4.27m)

Fitted carpet flooring, open fireplace with tiled hearth and exposed brick surround, radiator, two double glazed windows to side aspect and double doors opening to;

Dining Room

13' 4" x 11' 4" (4.06m x 3.45m)

Dual aspect room with wood effect flooring, radiator, double glazed window to rear aspect and double glazed patio doors opening to the side garden.

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, space for dishwasher, space for free standing fridge freezer, wood effect flooring, double glazed window to rear aspect and door opening to;

Utility Room

8' 11" x 7' 3" (2.72m x 2.21m)

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine, wood effect flooring, radiator, double glazed window to rear aspect, double glazed external doors opening to front and rear aspects, and personal door opening to the integral garage.

First Floor Landing

Fitted carpet flooring, airing cupboard, loft hatch, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)

Fitted carpet flooring, radiator, double glazed window to side aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Bedroom Two

12' 8" x 8' 9" (3.86m x 2.67m)

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

Bedroom Three

10' 11" x 9' 8" (3.33m x 2.95m)

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

Bedroom Four

8' 9" x 8' 2" (2.67m x 2.49m)

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

Family Bathroom

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

Outside

Set back from the road, this home is approached by a spacious shared driveway that provides ample off-road parking and convenient access to the integral garage, offering both practicality and privacy in a well-positioned setting.

Stepping out to the rear, the garden is a fantastic size, wrapping around both the rear and side of the home. Fully enclosed for privacy, it features a generous lawn, a patio area ideal for dining or entertaining, and plenty of space for outdoor activities.

Integral Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Power, lighting, personal door from utility, double glazed window to rear and up and over door to front.

Agents Note

The access to the property is over a loke. It is not known who has the paper title to the loke. Access has been taken over the loke since the adjacent property was acquired in the 1970's and it is proposed to sell with a statutory declaration for Prescriptive rights of access over the loke backed up by an insurance policy.



view this property online williamhbrown.co.uk/Property/DRM117577

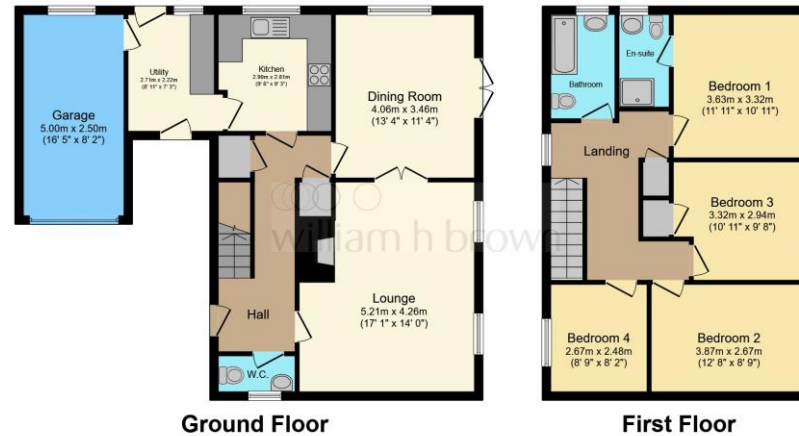


welcome to

The Street, Bintree, Dereham

- Well-Proportioned 4-Bed Detached House - No Onward Chain!
- 2 Generous Reception Rooms
- Modern Kitchen And Separate Utility
- Cloakroom, En Suite And Family Bathroom
- Generous Plot With Wrap-Around Garden Space
- Ample Off-Road Parking And Integral Garage
- Tucked-Away Position Within A Desirable Village

Tenure: Freehold EPC Rating: E
Council Tax Band: D



Total floor area 138.5 m² (1,491 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

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117577



Property Ref:
DRM117577 - 0003

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