



Eastgate Street, North Elmham, Dereham, NR20 5HF

welcome to

Eastgate Street, North Elmham, Dereham

A great size 3 bedroom semi-detached house, sitting on a private non-estate plot and offering versatile living with 3 reception rooms, 2 bathrooms, wrap-around garden space, ample parking via five-bar gate, garage & stunning countryside views. In need of updating - offered with no onward chain!



Description

This spacious semi-detached home enjoys a delightful non-estate position within a sought-after Norfolk village, set on a generous and private plot. Offering versatile accommodation and excellent potential, the property is in need of updating and modernisation but represents a fantastic opportunity to create a dream family home.

Inside, the accommodation includes an entrance porch and welcoming hallway, a bay-fronted lounge, a separate dining room, a fitted kitchen, a utility room, and a study - perfect for home working or adaptable family use. A ground floor shower room provides convenience. Upstairs, the first-floor landing leads to three double bedrooms, each benefiting from built-in storage, alongside a family bathroom and separate W.C.

Outside, the home sits privately set back from the road, screened by mature greenery. A five-bar gate opens to a large shingle driveway, providing extensive parking and access to the detached garage. The gardens extend to the side and rear and are stocked with a wealth of planting, including a pond, greenhouse, brick built storage shed, and summer house, with the added benefit of extraordinary open field views beyond.

Additional features include air source heating to radiators, double glazed windows, and the property is offered with no onward chain. A wonderful opportunity for those looking to update and personalise in a highly desirable location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Vinyl tiled flooring, double glazed window to side aspect and single glazed door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, doors opening to dining room, kitchen, study and further door to;

Lounge

12' 3" x 12' 1" (3.73m x 3.68m)

Fitted carpet flooring, central feature fireplace with decorative surround, radiator and double glazed bay window to front aspect.



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Dining Room

11' 6" x 10' 3" (3.51m x 3.12m)

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

Kitchen

8' 7" x 7' 7" (2.62m x 2.31m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob, walk-in pantry/storage cupboard, tiled flooring, double glazed window to rear aspect and door opening to;

Utility Room

8' 6" x 4' 6" (2.59m x 1.37m)

Tiled flooring, space for fridge freezer, space for washing machine, double glazed window to front aspect and double glazed external door opening to the side aspect.

Study

9' 8" x 6' (2.95m x 1.83m)

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

Shower Room

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

First Floor Landing

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

Bedroom One

12' x 9' 8" (3.66m x 2.95m)

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

Bedroom Two

11' 6" x 10' 3" (3.51m x 3.12m)

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

Bedroom Three

13' 8" x 8' 1" (4.17m x 2.46m)

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

Family Bathroom

Two piece suite comprising pedestal hand wash basin, panelled bath with shower over, airing cupboard housing hot water tank, tiled walls, fitted carpet flooring, radiator and double glazed window to rear aspect.

Cloakroom W.C

One piece suite comprising low level w.c, fitted carpet flooring and double glazed obscure glass window to side aspect.

Outside

The property is set back from the road, screened by mature hedging and fencing for privacy, and is accessed by a five-bar gate which opens to a large shingle driveway, providing ample off-road parking for multiple vehicles and offers access to the detached garage. The remaining grounds are laid predominately to lawn and wrap-around the side and rear aspects of the home. Sitting on a fantastic plot, the gardens are enhanced by numerous plant beds, mature shrubs and a peaceful pond attracting nature. Convenience is provided by a brick built storage shed, alongside a greenhouse and summer house. The gardens offer a great space for outdoor activities and enjoyment, with further potential to update and enhance to personal preference. Beyond the garden, open field views create a beautiful and tranquil backdrop.

Detached Garage

Windows and double doors to front.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



welcome to

Eastgate Street, North Elmham, Dereham

- Spacious 3 Double Bedroom Semi-Detached House
- Bay-Fronted Lounge Plus Separate Dining Room And Study
- Ground Floor Shower Room, Family Bathroom And Separate W.C
- Fitted Kitchen And Separate Utility Room
- Generous Plot With Mature Gardens
- Ample Parking And Garage Behind Five-Bar Gate
- Great Opportunity To Modernise - No Onward Chain
- Highly-Sought After Village Location, With Stunning Field Views

Tenure: Freehold EPC Rating: D
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:
DRM117339 - 0003

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