



Church Road, Worthing, Dereham, NR20 5HR

welcome to

Church Road, Worthing, Dereham

>> NO ONWARD CHAIN! A 2-bed countryside cottage with ample potential for modernisation, in a charming rural location. With stunning views, generous 0.44 acre plot (stms), charming features, conservatory, tandem driveway, extended garage, substantial rear aspect & so much more!



Description

Full of charm, this two double bedroom semi-detached cottage is set along a peaceful countryside road, enjoying stunning views and a wonderful private position.

The home offers excellent potential for modernisation and enhancement, with the accommodation including a conservatory, utility, kitchen, a bow-fronted lounge with log burner and four-piece bathroom. Upstairs, two double bedrooms complete the living space.

The property is positioned on a slightly elevated plot extending to 0.44 acres (stms). The mature gardens provide extensive outdoor space with endless potential, featuring vegetable patch for keen gardeners, planting, outbuildings and generous lawned areas. To the front, a shingle tandem driveway leads to an extended garage, offering versatile use.

With open fields to front, this cottage combines rustic charm with exciting scope to create a perfect countryside retreat. Offered for sale with NO ONWARD CHAIN!

The Accommodation

Double glazed external door opening to;

Conservatory

19' 7" x 6' 2" (5.97m x 1.88m)
UPVC and brick build with tiled flooring, double glazed windows surrounding, door opening to kitchen and further door to;

Utility Room

8' 5" x 8' 1" (2.57m x 2.46m)
Fitted base units with complementary rolled edge work surfaces over, tiled flooring, radiator and double glazed window to rear aspect.

Kitchen

15' 4" x 9' (4.67m x 2.74m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset double stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, concealed extractor, space for fridge, tiled flooring, radiator, under stairs storage cupboard, double glazed window to rear aspect and opening to;

Lounge

12' 6" x 11' 9" (3.81m x 3.58m)
Fitted carpet flooring, central log burner with tiled hearth and exposed brickwork, wall lights, stairs rising to first floor landing and double glazed bow window to front aspect.

Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, corner bath, walk-in shower, part tiled walls, tiled flooring, two heated towel rails, storage heater and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms.

Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)
Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Two

15' 4" x 9' 2" (4.67m x 2.79m)
Fitted carpet flooring, airing cupboard housing hot water tank, radiator and two double glazed windows to rear aspect.

Outside

The home is approached via a shingle driveway providing tandem parking and access to a detached extended garage. The front of the property features mature planting and raised beds to the side.

The whole plot extends to 0.44 acres (stms), with the rear offering a substantial garden that truly makes the most of its generous size. Lawn to lawn, it is enriched with an abundance of mature shrubs, trees and plants, alongside a vegetable patch, several outbuildings and a delightful wild garden area.

Extended Garage

17' 1" x 15' 4" (5.21m x 4.67m)
Single glazed windows to rear aspect, door to side and two 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.

Location

Located within the small village of Worthing, which is positioned approximately 5 miles from the bustling market town of Dereham. Within a two mile radius of Worthing there are shops, a post office, and public houses. The village is on the River Blackwater and there are good walks, bird-watching, and fishing available. Dereham town itself is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.



view this property online williamhbrown.co.uk/Property/DRM117093



welcome to

Church Road, Worthing, Dereham

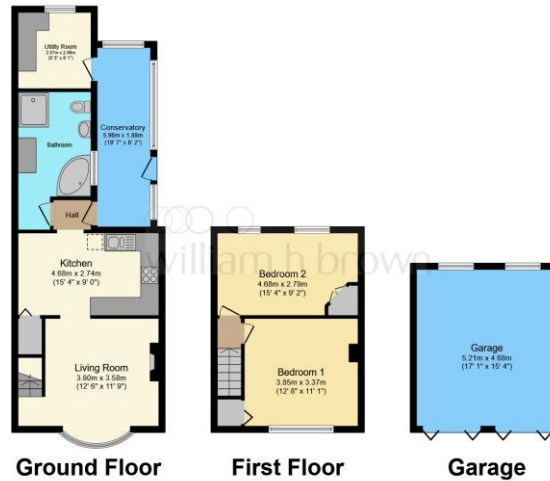
- **NO ONWARD CHAIN**
- Charming 2 Double Bedroom Cottage
- Great Potential Inside And Out
- Bow-Fronted Lounge With Log Burner
- Generous 0.44 Acre Plot (STMS)
- Shingle Driveway And Extended Garage
- Fantastic Countryside Views
- Peaceful Location On A Quiet Rural Road

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£230,000



Total floor area 115.4 m² (1,242 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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117093



Property Ref:
DRM117093 - 0004

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