



Martin Cottage Church Lane, Stanfield Dereham NR20 4AP

welcome to

Martin Cottage Church Lane, Stanfield Dereham

Situated in a tucked away location with beautiful countryside views is this sympathetically extended and refurbished home. The property has flexible living accommodation to include 2 reception rooms, 4 bedrooms, 2 bathrooms and utility room/cloakroom. There is a spacious and private garage!



Entrance Porch

Tiled floor and door to the front of the property.

Study / Bedroom Four

9' x 8' (2.74m x 2.44m)

Radiator and uPVC window to the rear of the property. Previously used as a ground floor bedroom

Large Dining / Family Room

17' 1" x 12' 1" (5.21m x 3.68m)

TV point, two radiators, velux window, tiled floors and bi-fold doors the rear of the property opening onto the decked seating area.

Lounge

16' 8" max x 12' 7" max (5.08m max x 3.84m max)

Wooden floor, radiator and uPVC two windows to the side of the property. Wood burning stove with tiled hearth, fitted shelving and stairs to the first floor

Kitchen

16' x 11' 1" (4.88m x 3.38m)

Country kitchen with wall and base units, island with open shelving, overhang and oak surfaces, larder unit, space for a range cooker with extractor over, tiled walls and splash backs, radiator and uPVC window to the rear of the property.

Utility Room

WC, wash hand basin, heated towel rail, space for washing machine, wall units, tiled and uPVC window to the front of the property.

Large Landing / Sitting Room

16' 1" x 12' 1" (4.90m x 3.68m)

Currently used as a study, dual aspect windows, would make a great master suite with bedroom three being a dressing room and en-suite bathroom.

Bedroom One

12' 1" x 10' (3.68m x 3.05m)

Built in wardrobes, loft access, radiator and uPVC window to the side of the property.

En Suite

Suite comprising of shower, WC, wash hand basin, tiled, extractor and heated towel rail.

Bedroom Two

12' 1" x 9' (3.68m x 2.74m)

Radiator and uPVC window to the rear of the property.

Bedroom Three

11' x 10' (3.35m x 3.05m)

Radiator and uPVC window to the rear of the property.

Bathroom

Suite comprising of bath, WC, wash hand basin, tiled, extractor and heated towel rail.

Outside

The property is set back from the road with a gated shingle driveway. The spacious rear garden (circa 50 metres) is fully enclosed and offers a high degree of privacy with wonderful field views to the rear. The garden has a decked seating area and is mainly laid to lawn with mature shrubs and trees.

Location

The property is situated in Stanfield, a picturesque village ideally located just 6 miles from the popular town of Dereham and 8 miles from the market town of Fakenham. It is within the catchment area for the well-known secondary school of Litcham and within close proximity to neighbouring village Brisley, where there is a primary school and award-winning pub. Stanfield has a great community with the church and "The Old Diary" a thriving cafe and shop selling all locally sourced products.



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Martin Cottage Church Lane, Stanfield Dereham

- 4 bedrooms
- Country Kitchen-diner
- Sitting room
- Utility room/cloakroom
- Sizeable garden, with rolling field views

Tenure: Freehold EPC Rating: D



£425,000

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:
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