



Queensforth London Street, Whissonsett Dereham NR20 5ST

welcome to

Queensforth London Street, Whissonsett Dereham

Offered with no onward chain is this beautifully presented character cottage which has been recently redecorated throughout. The accommodation flows beautifully, with 4 reception rooms, country kitchen, utility room, 4 bedrooms and 2 bathrooms! Large garden & driveway!



Hall

Door to the front and window to the side.

Lounge

14' x 13' 4" (4.27m x 4.06m)

Feature fireplace with exposed brick, pamment hearth, radiator, stairs leading to the first floor landing and window to the side.

Dining Room

14' x 13' 3" (4.27m x 4.04m)

Feature fireplace with exposed brick, pamment hearth, radiator, laminate flooring and window to the side.

Kitchen

21' 7" x 9' 3" (6.58m x 2.82m)

Fitted kitchen with a range of wall and base units with worksurfaces over, inset 1 1/2 bowl sink and drainer with tiled splashbacks, electric oven and electric hob. space for fridge-freezer, space and plumbing for washing machine and tiled flooring. Radiator, exposed timbers, built in storage cupboard and double glazed window to the side..

Conservatory 1

10' 8" x 7' 5" (3.25m x 2.26m)

UPVC double glazed construction with window to the rear and side aspect, radiator, tiled flooring and door to the rear leading into the garden.

Conservatory 2

10' 1" x 10' 3" (3.07m x 3.12m)

UPVC double glazed construction, windows to rear and side aspect, two radiators and French doors leading into the garden.

Utility

Worksurfaces and shelving.

Bathroom

WC, wash hand basin, bath, shower cubicle, tiled splashbacks, tiled flooring, double glazed window to the front.

Landing

Double glazed window to the front and split landing.

Bedroom One

11' x 13' 4" (3.35m x 4.06m)

Double glazed window to the side and radiator.

Bedroom Two

13' 5" x 9' 6" (4.09m x 2.90m)

Double glazed window to the front and rear, exposed timbers, restricted head height and radiator.

Bedroom Three

13' 5" x 9' 6" (4.09m x 2.90m)

Double glazed window to the side and radiator.

Bedroom Four

6' 9" x 10' 2" (2.06m x 3.10m)

Double glazed window to the side, exposed timbers and radiator.

Bathroom

WC, wash hand basin, bath with mixer taps with shower attachment over and tiled splashbacks. Tiled flooring, double glazed window to the front and Velux window.

Outside

Wrap around garden which is fully enclosed. Currently laid to lawn with a patio seating area.



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Queensforth London Street, Whissonsett Dereham

- **£330,000 - £350,000**
- FOUR RECEPTION ROOMS
- FOUR BEDROOMS
- SIZEABLE WRAP AROUND GARDEN
- CHARACTER PROPERTY

Tenure: Freehold EPC Rating: E



£330,000

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:
FKM108013 - 0010

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