



Mill Road, Bintree DEREHAM NR20 5NL



# welcome to

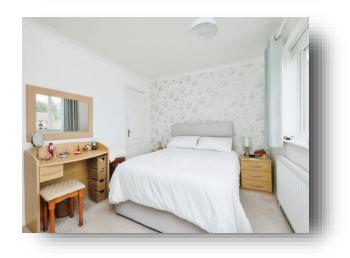
# Mill Road, Bintree DEREHAM

William h brown are delighted to present this substantial four-bedroom detached family home which is set back, on a quiet and private street in the blissfull village of Bintree. Boasting spacious lounge, dining room, utility, large driveway, garage & a private beautiful garden.













### **Entrance Hall**

Door to the front, radiator and glass staircase to first floor.

#### Lounge

13' x 21' ( $3.96m \times 6.40m$ ) Log burner, radiator, carpet, bay window to the front and patio doors leading to the rear.

### **Dining Room**

10' x 11' 5" ( 3.05m x 3.48m ) Radiator, carpet and bay window to the front.

### Kitchen

16' 8" x 8' 9" ( 5.08m x 2.67m ) Kitchen with wall and base units, space for double oven, electric hob, stainless steel sink with drainer, storage cupboard, spot lights, space for American fridge freezer and uPVC window to the rear.

### **Reception Room**

16' x 6' (4.88m x 1.83m ) Radiator, ceiling lights and uPVC door and window to the rear.

### Utility

Space for washing machine.

### Cloakroom

WC, wash hand basin and uPVC window to the side.

#### Landing

uPVC window to the front.

### **Bedroom One**

13' 1" x 10' ( 3.99m x 3.05m ) Storage cupboard, radiator and uPVC window to the front.

### **Bedroom Two**

13' 2" x 8' 6" (  $4.01m\ x\ 2.59m$  ) Storage cupboard, airing cupboard, radiator and uPVC window to the rear.

## Bedroom Three

9' 8" x 10' 1" (  $2.95m\ x\ 3.07m$  ) Storage cupboard, radiator and uPVC window to the front.

### **Bedroom Four**

 $6^{\prime}$  7" x 11' ( 2.01m x 3.35m ) Radiator and uPVC window to the rear.

#### Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin, radiator and uPVC window to the rear.

### Outside

To the front of the property is a driveway which leads to the double sized garage with lawn and flowering boarders. To the rear is a generous garden mainly laid to lawn with mature shrubs, flowers, trees, a summer house, shed and greenhouse. There is also both a decking and patio seating areas.

#### Garage

13' x 16' 4" ( 3.96m x 4.98m )



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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# Mill Road, Bintree DEREHAM

- IMMACULATE FOUR BEDROOM FAMILY HOME
- COMPLETELY ENCLOSED AND PRIVATE LARGE GARDEN
- QUIET VILLAGE LOCATION
- SPACIOUS AND VERSATILE RECEPTION ROOMS
- LARGE DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

offers in excess of

£525,000





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Property Ref: FKM108100 - 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.

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