









# welcome to

# **The Street, Hindolveston Dereham**

A cosy two bedroom country cottage with open fireplace, kitchen/dining room, mature private garden & off road parking. No onward chain.













#### **Entrance Door**

Leading to;

## **Sitting Room**

14' max x 11' (4.27m max x 3.35m)
Brick fireplace, tiled hearth, radiator, wall lights, laminate flooring and double glazed window to the front of the property.

## **Kitchen / Dining Room**

14' 5" max x 15' 9" max (4.39m max x 4.80m max) Large sociable kitchen/dining room comprising Kitchen with wall and base units, wooden worktops, built in oven, gas hob, extractor, ceramic butler 1 1/2 sink, built in washing machine and dishwasher, radiator, double glazed window to the rear and stable style door to the;

#### **Porch/Boot Room**

9' x 6' (2.74m x 1.83m) Tiled floor. Door to side/garden

## Conservatory

12' 2" x 5' 6" ( 3.71m x 1.68m ) Tiled floor, door to side

#### **Bathroom**

Suite comprising of panelled bath with shower above, pedestal basin, WC, tiled floor, radiator and two windows to the side. Extractor.

### Landing Bedroom One

14' max x 11' (4.27m max x 3.35m) Radiator, carpet, loft hatch and double glazed window to the front of the property.

### **Bedroom Two**

9' 2" max x 9' 4" ( 2.79m max x 2.84m ) Sloping ceiling, radiator, small double glazed window to the rear and to the side.

## Cloakroom

WC, wash hand basin and airing cupboard housing water tank.

#### Outside

Off road parking, gate opening onto private garden with lawn, shed and summerhouse

#### Hindolveston

In a great location with easy access to the vibrant market town of Holt with its collection of Independent shops, with Fakenham only nine miles away with weekly market and auctions and larger supermarkets.

The beautiful North Norfolk coast is on the doorstep, with Holkham, Wells next the sea, Blakeney and Burnham Market within easy reach.
Good schools are near with Fakenham Academy & Reepham High School and the renowned private school Gresham's Prep & School in Holt.
Norwich is 23 miles with mainline station to London, International Airport, now well connected with the new Norwich Northern Distributer road.





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# The Street, Hindolveston Dereham

- Period Cottage End Of Terrace
- Kitchen/Dining Room
- Council Tax Band B
- Cosy lounge with open fire
- Field views to the front

Tenure: Freehold EPC Rating: E

£315,000







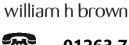


Please note the marker reflects the postcode not the actual property





Property Ref: HOL105649 - 0009 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.







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