



**The Street, Hindolveston Dereham NR20 5DD**

**welcome to**

**The Street, Hindolveston Dereham**

A cosy 2 bedroom country cottage with open fireplace, kitchen/dining room, mature private garden and 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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welcome to

## The Street, Hindolveston Dereham

- 2 Bedrooms
- 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

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Property Ref:  
HOL105649 - 0007

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