



Field End Dereham Road, Briningham NR24 2QJ



welcome to

Field End Dereham Road, Briningham

An extended 3 bedroom bungalow in a large plot of about 1/2 acre (sts) bordered by farmland on 2 sides with oil fired central heating and double glazed windows.



**Entrance Door To;
Entrance Hall**

Parquet floor, radiator, airing cupboard housing water tank.

Sitting Room

18' 9" x 12' max (5.71m x 3.66m max)
Double glazed window to front and side, radiator, fireplace with stove and tiled hearth, shelving, carpet.

Kitchen/Breakfast Room

23' 3" overall x 13' overall (7.09m overall x 3.96m overall)
Comprising breakfast area 13ft x 11ft 8 with vinyl flooring, 2 radiators, door to side and large double glazed window to rear.
Kitchen area 13ft x 9ft with base and wall cabinets, wooden worksurfaces, stainless steel double bowl sink unit, slot for cooker, recess for slimline dishwasher, vinyl flooring, shelved pantry.

Boiler Room

Radiator, oil fired boiler, door to courtyard, this room presently houses a washing machine and chest freezer.

Bedroom 1

15' 5" max x 10' 6" (4.70m max x 3.20m)
Double glazed window to front, built in wardrobe, radiator. Carpet.

En Suite

Shower cubicle, 2 heated towel rails, wc, wash basin with cupboard under, double glazed window to side, extractor.

Bedroom 2

11' 3" x 11' (3.43m x 3.35m)
Double glazed window to rear, radiator. Carpet, built in wardrobe.

The Narnia Room

12' 7" x 4' 9" (3.84m x 1.45m)
Find it if you can! Double glazed window to rear, radiator, shelving, loft hatch.

Bedroom 3 /Study

13' 5" x 9' 8" max (4.09m x 2.95m max)
Double glazed windows to side and rear, brick fireplace with tiled hearth, radiator, carpet.

Bathroom

Panelled bath with shower above and screen, wc, pedestal wash basin, radiator, double glazed window to rear.

Outside

Driveway to 2 single garages, lawned front gardens extending to the front, side and rear. Terrace, pergola with mature wisteria, greenhouse. Courtyard style area to the rear. Our clients have bought additional pieces of land over the years and the gardens now extend to about 1/2 acre (sts) There is a large vegetable bed. The gardens border farmland to the side and rear.



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Field End Dereham Road, Briningham

- Sitting room with stove.
- Kitchen/breakfast room
- 3 Bedrooms (en suite to master)
- Large, mature gardens
- 2 single garages

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL104544 - 0007

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