





# Oak House

£475,000

A well presented five-bedroom detached house situated in the highly sought-after village of Brisley.

This property offers versatile living due to a self-contained annexe, that is also ideal for a home business (STP).

You are greeted with a spacious entrance hall with stairs to the upper and lower levels of the property, with doors leading to a fantastic contemporary open plan living space featuring a living area with log burner, a modern fitted kitchen with range cooker & other integrated appliances plus breakfast bar; these areas are complimented by a dining area with double door to the garden.

Upstairs, there are four spacious double bedrooms plus a family shower room to service these rooms, due to the space it may be possible to add a bathtub if re-designed.

Downstairs, to the annexe, is its own separate front door to entrance hall with ample room for storage, a modern style living room with a run of tall windows overlooking the drive, a generous double bedroom plus access to a 'jack & jill' shower room. An ideal property for multi-generation living.

Outside, to the front, is a long driveway providing ample off-street parking, a raised garden with laid to lawn grass and a willow tree. To the rear, it a sunken patio area with a raised garden with laid grass plus hardstanding with sheds to the back.

**Services** - Oil central heating. Mains water, and electricity are connected. Sewage treatment plant.





## Situation

Brisley is a large widespread Mid-Norfolk village, famous for its wonderful open common areas, with village primary school and excellent traditional public house 'The Brisley Bell'. There are good local amenities in both neighbouring villages North Elmham and Litcham and the property is within easy reach of the market towns of Dereham, Fakenham and Swaffham. The beautiful North Norfolk Coastline with its sandy beaches and stunning walks is also within a 40-minute drive from the cottage.

## Directions

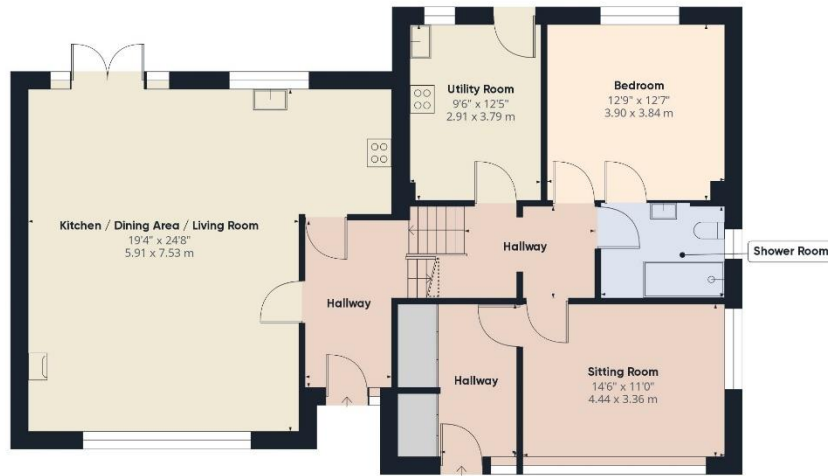
To find the property leave Dereham Market Place by bearing left at the War Memorial and then turning right into Quebec Road. Continue for around 5 miles to the village of North Elmham and turn left opposite the Kings Head Public House. Proceed for a further 2 miles entering into Brisley. Continue past the Brisley Bell and the Green onto Church Street, where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

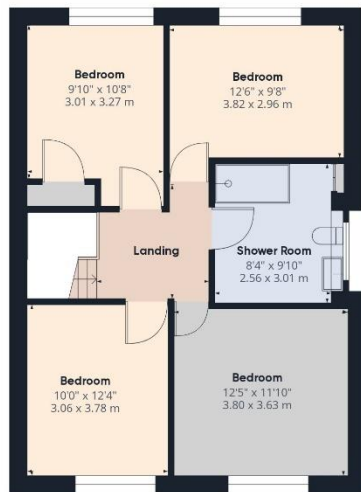
This property is being marketed by our Dereham office and the property reference is AD0218.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

1996.22 ft<sup>2</sup>  
185.45 m<sup>2</sup>

Reduced headroom

5.48 ft<sup>2</sup>  
0.51 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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