



Located in an elevated, non-estate position just outside of North Elmham village, this beautifully designed property boasts bright and spacious ground floor accommodation comprising welcoming entrance hallway, study, WC, kitchen/dining area with various integrated appliances and bifold doors to the rear garden, 23'3 cosy lounge with wood burner and separate utility room. To the first floor, the property benefits from 4 bedrooms, 2 with en-suite shower rooms and additional family bathroom. Outside, the property has a double garage, off road parking for several vehicles and enclosed rear garden overlooking fields with patio areas.

Available: July 2024
 Furnishing: Unfurnished
 Council Tax: Band F
 No smokers
 Pets considered

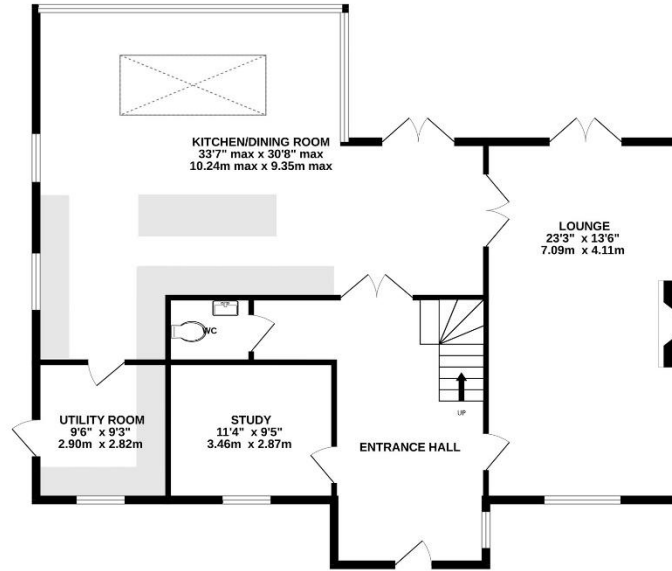
Damage Deposit: £2301.00
 Holding Deposit: £460.00

Services
 Air source heating system. Mains electricity and water.
 Private treatment plant drainage.

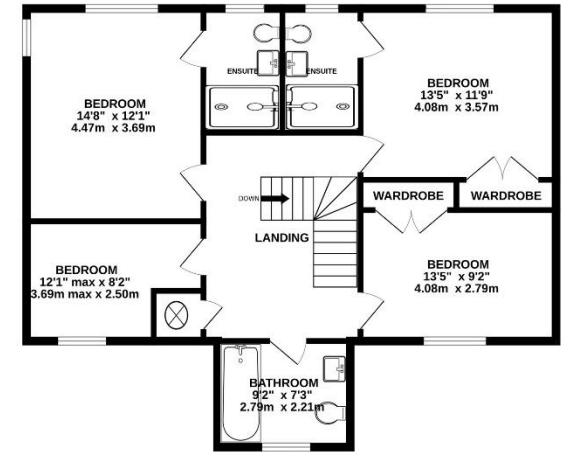
Directions
 To find the property leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel into Quebec Road. Proceed for 5 miles into the village of North Elmham, continue right through the village and the property will then be found on the right hand side in an elevated position.

EPC Rating: B/84

GROUND FLOOR
 1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
 891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (205.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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