



Half Acre

Guide Price £400,000 - £425,000

This modern detached bungalow offers immaculate and stylish accommodation which must be viewed to be appreciated!

From the front door you enter a wonderful kitchen/breakfast room with a large centre island which is ideal for entertaining and cooking as a family. This opens into the sun room which provides access to the rear garden and the study.

From the inner hallway, you have the living room with brick fireplace and open fire.

There are 3 bedrooms, the main with an en-suite cloakroom, and the family bathroom with 4-piece suite.

The property is approached by a five-bar-gate and has a gravel driveway providing ample off road parking which leads to the garage.

The front garden has a raised lawn and is kept private from the road with mature hedging.

The rear garden is laid to lawn with two separate seating areas so you can enjoy the sun throughout the day.

Services - Oil central heating. Mains water, drainage, and electricity are connected.



Situation

East Bilney is a small widespread village situated some 5 miles north of Dereham and 8 miles south of Fakenham on the B.1146 Dereham to Fakenham Road which offers fast and easy access to both centres. The village of Beetley nearby has a modern village school and there are excellent shopping and schooling facilities in both Dereham and Fakenham as well as Litcham.

Directions

To find the property leave Dereham Market Place by bearing left at the war memorial and turning right opposite The George Hotel. Proceed for about 2 miles and bear left at Corner Nursery, proceeding through the village of Beetley and then into East Bilney. Proceed through the village and the property will be found on the right hand side with a 'For Sale' board erected for ease of identification.

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 AD0133.

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.





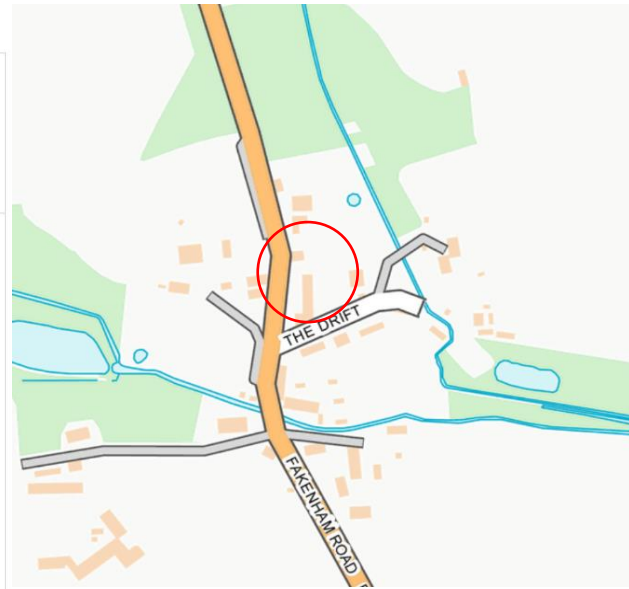
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Approximate total area⁽¹⁾
1247.12 ft²
115.86 m²

(1) Excluding balconies and terraces

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+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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