



4 The Street

Offers Over £400,000

An extensive and well-presented five-bedroom detached house situated in the sought-after village location of Billingford. This property boasts ample space and is ideal for a growing family.

As you enter there is an entrance hall with adjacent cloakroom/WC and staircase to first floor. This leads through to a sitting/study area with double doors to garden, a generous 24ft living room that is complemented by an inglenook fireplace with log burner. Further on, through to the open plan kitchen/diner that boasts a range of fitted appliances at base and eye level, a range cooker and a island unit, this is open to a spacious dining area with another inglenook fireplace and character beams.

Upstairs, there are five bedrooms, with four being double in sized and one single. Three of the bedrooms benefit from en-suite shower rooms, with the other two rooms being serviced by a family bathroom suite.

Outside, to the front are two driveways. The driveway to the left provides off-street parking for one vehicle and access to the garage. To the right, is a further driveway with a gate leading to the garden that provides off-street parking for several vehicles. To the rear, is a raised patio with steps to the lower tiers of the garden, this space is complete with laid to lawn grass, laid flower beds, trees and foliage plus a shed and workshop.



Services

Oil central heating. Mains water, and electricity are connected. Septic tank.

Situation

Billingford is a wide spread village and is situated mid way between the larger villages of Bawdeswell and North Elmham where there are excellent local shops, primarily schools and other facilities. Reepham is about 6 miles north east and Dereham about 6 miles south west.

Directions

To find the property leave Dereham Market Place by bearing left at the War Memorial and then turning right opposite The George Hotel onto Quebec Road, proceed for 5 miles to North Elmham and turn right in front of The Kings Head Public House. Proceed for just over a mile and upon entering the village of Billingford, the property will be found on the right hand side.

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

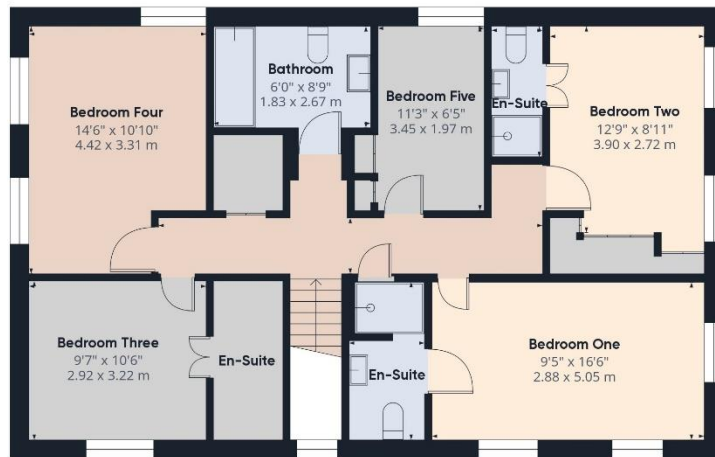
This property is being marketed by our Dereham office and the property reference is AD0381.

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⁽¹⁾
1837.65 ft²
170.72 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(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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