



**The Old Stores Cottage The Street, Foxley Dereham NR20 4QP**

**welcome to**

**The Old Stores Cottage The Street, Foxley Dereham**

A Semi-Detached, Period Home which is nicely positioned across the street from the imposing Village Church. This property is deceptive! With 3 Bedroom/2 Reception Room accommodation and extensive gardens stretching away to the rear.



### Entrance Hall

17' 6" x 8' 4" ( 5.33m x 2.54m )

Side entrance door, stairs leading off with balustrade to all and also opening in part to Lounge, tiled floor & radiator. Study or Dining space if desired.

### Lounge

16' 11" x 12' 11" ( 5.16m x 3.94m )

With large wood burner, beam finish to ceiling, radiator & 2 double glazed windows with views across to Church at the front. Door to:

### Garden Room

14' 4" x 9' 7" ( 4.37m x 2.92m )

High sloped ceiling, tall brick chimney breast, front aspect double glazed window and double glazed patio doors to rear. Presently used more for storage, but with potential to make this quite special we think.

### Kitchen / Breakfast Room

10' 11" x 12' 7" max ( 3.33m x 3.84m max )

Fitted with a range of wall & base units, natural wood work tops over with stainless steel sink & tiling surround. Island unit offers storage and natural wood work top, breakfast bar, shelving to alcove, tiled floor, beam spanning the room & towel radiator.

### Utility Room / Wc

9' 8" x 5' 8" ( 2.95m x 1.73m )

Base units with natural wood work surface, plumbing for washing machine, beam to ceiling, towel radiator & 2 double glazed windows, WC, further space beyond with double glazed window & the vendor had considered shower potential.

### Conservatory

7' 3" x 5' 3" ( 2.21m x 1.60m )

Brick base with single glazed windows to rear & side, radiator and part glazed door to rear garden.

### Landing

Panelled doors to Bedrooms. Airing cupboard with radiator & door to Bathroom.

### Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

Fitted wardrobe, exposed floor boards, radiator & double glazed front window with outlook to Church.

### Bedroom Two

11' 9" x 9' 3" ( 3.58m x 2.82m )

Deep built-in cupboard, radiator & rear aspect double glazed window with outlook to trees & garden.

### Bedroom Three

12' 1" x 5' 10" ( 3.68m x 1.78m )

Radiator & front aspect double glazed window with open outlook across to Church & churchyard beyond.

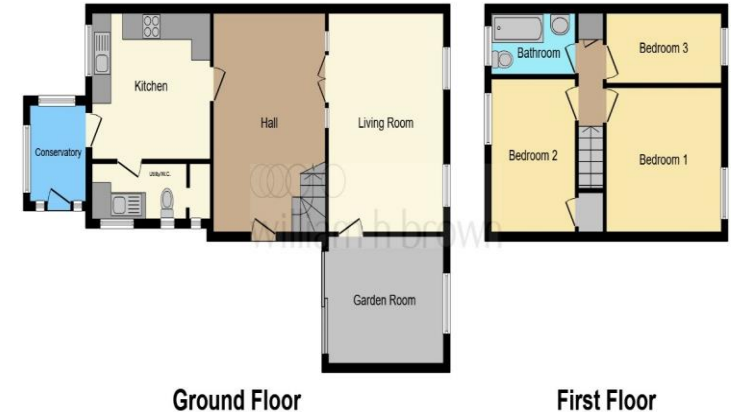
### Bathroom

With WC, wash basin & bath with mixer taps and shower over. Part-tiled with tall towel radiator & double glazed window.

### Outside

To the front is a 5 bar gate from the street which opens to driveway parking.

To the rear is an extensive garden, which surprisingly continues behind the neighbour & backs onto paddock with open outlook beyond mature trees. Largely laid to lawn the garden offers flower and shrub beds, patio and a sizeable timber built Workshop which measures 18'4" x 7'7" and has windows to 2 sides. There are 2 further garden sheds.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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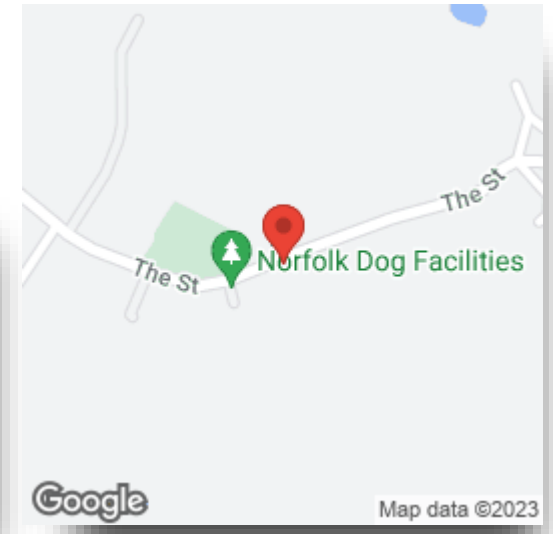
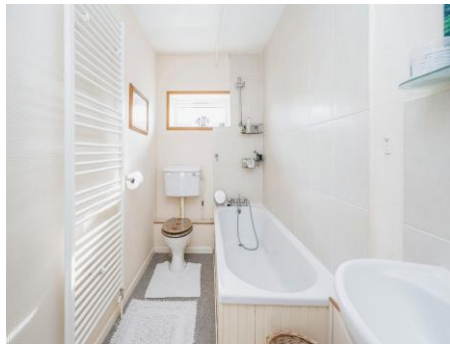
## **The Old Stores Cottage The Street, Foxley Dereham**

- Period Cottage
- 3 Bedrooms
- Roomy Ground Floor Accommodation
- Utility/WC & Oil Heating
- 18'4" Timber Built Workshop

Tenure: Freehold EPC Rating: E

offers in excess of

**£325,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
RPM103376 - 0005

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