



The Street, Bintree Dereham NR20 5NE

welcome to

The Street, Bintree Dereham

Set back behind Bintree village green this sympathetically extended semi-detached period cottage offers generous accommodation over two floors with just over an acre of ground.



Entrance Hall

with part glazed front door, radiator, double door coats cupboard and a domestic cupboard

Cloak Room

with WC, wash basin, double-glazed window, radiator

Front Sitting Room

14' 7" x 13' 4" max (4.45m x 4.06m max)
with window looking to front garden, radiator, brick and pammet tile fire place with wood burner, A stairway with balustrade leads upstairs from one corner,

Kitchen / Breakfast Room

14' 6" x 9' 1" (4.42m x 2.77m)
with fitted range of wall and base units, granite work surfaces with tile surrounds, double stainless steel sink unit and a breakfast bar. Range master electric cooker with induction hob and two electric ovens, with an extractor fan above. Quarry-tiled floor and beamed ceiling. Rear window and part glazed stable door opening to rear garden,

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)
with rear-facing window and accessed from Kitchen, Rear Sitting Room and Hallway. A corner cupboard houses the seller's washing machine and drier, with vent access to the outside.

Garden Sitting Room

11' 9" x 14' 2" max (3.58m x 4.32m max)
with natural wood floor, radiator, exposed brick and flint features to wall, balustrade stairway leading off. The room enjoys a triple aspect with French doors to rear garden and front and side windows.

Split Level Landing

Features include a low level ecclesiastic style latch door opening to a substantial step-in store cupboard, a front window with view to the Village Green. Natural wood doors open onto Bedroom 2, Bedroom 3 and a Family Bathroom.

Bedroom 2

11' 7" x 10' 2" max (3.53m x 3.10m max)
with side window, fitted five door wardrobe, radiator

Bedroom 3

11' 4" x 11' 6" max (3.45m x 3.51m max)
Front window looking to garden and green, sections of sloped ceiling, radiator. Two doors leading to Landing and Master Bedroom.

Family Bathroom

window with view to rear garden. Bath with shower over, wash basin, WC, section of sloped ceiling, chrome towel radiator.

Master Bedroom

13' 6" x 13' (4.11m x 3.96m)
with front window facing onto Village Green, large triple door wardrobe, radiator, decorated floorboards, sections of sloped ceiling. Own stairway from front sitting room. Door to

Ensuite

with two steps down from the Master Bedroom, a dormer style rear window, tall modern wall radiator, section of sloped ceiling, chrome towel radiator. Large airing cupboard housing hot water cistern and providing additional storage space.

Outside

The cottage is approached via a communally maintained track across the Village Green, with a small bridge crossing a dyke and to the property. The front garden is lawned with hedging, shrubs and small trees. There is driveway parking for several cars. Substantial log storage lies adjacent to the parking area.

A paved side pathway, iron railings and gates lead to the rear.

To the rear are steps leading up from the pathway that surrounds the cottage to lawn with shrubs, trees, pergola and a paved seating area.

Thereafter extends the majority of the grounds - a grassed former paddock, with single and double timber-built stable buildings.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Street, Bintree Dereham

- Just over an acre & set behind a village green
- Sympathetically extended period cottage
- Generous and quirky accommodation
- 3 bedrooms and 3 reception rooms
- En-suite, family bathroom and cloakroom WC

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103372 - 0004

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