



**2 Gingerbread Cottages,  
Quebec Road,  
DEREHAM.**

**NR19 2QX.**

**Offers sought in the region of  
£325,000**

Freehold

A very pretty, and well known semi-detached Period Character Cottage with centrally heated and partly double glazed accommodation, including a kitchen & shower room (both refurbished in 2019), attractive Sitting room, and 2 Bedrooms. To the rear is a recently refurbished, (2022), self-contained, single storey 1 bedroom Annexe, large workshop/store, ample parking space and enclosed Gardens.

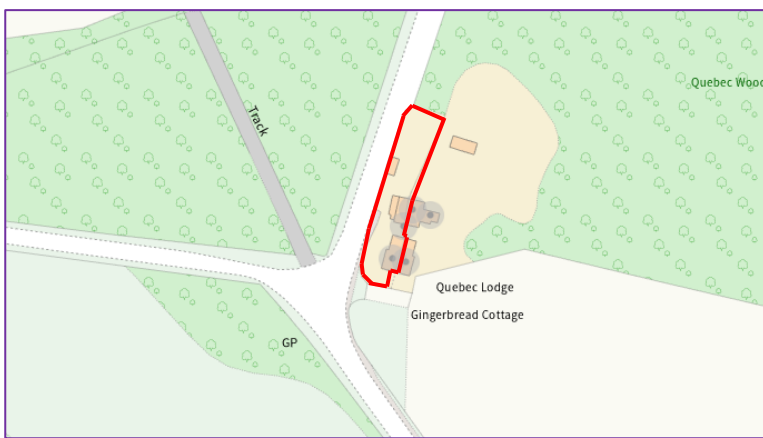
The property was built around © 1836, and stands in a lovely, South-facing position within a Conservation Area and is designated as a 'Place of Local Historical Interest'. There are open views to the front, and the property is close to Quebec Wood, and is within easy walking distance of the Town Centre, golf course and open farmland.

**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**



**Directions:** From the Town Centre take the B1146 as signposted Fakenham. Continue past the Golf Club and Quebec Hall, and the property is on the right, on the right hand bend opposite the turning signposted Dillington, as marked by a for sale board.

**Location:** Dereham is a Market Town with a wide range of shopping, educational, leisure and sporting facilities. There is good road access via the A47 to the City of Norwich (18 miles), Swaffham (12½ miles) and Kings Lynn (27 miles). Notable buildings in the town include the pargetted Bishop Bonner's Cottage, (built in 1502), the Norman parish church, a windmill (extensively renovated in 2013), and a large mushroom-shaped water tower. The Gressenhall Museum of Rural Life is nearby, and the town also hosts the headquarters of the Mid-Norfolk Railway, which runs trains over an 11½ mile railway South to Wymondham, as well as owning the line 6 miles North to North Elmham and County School Station.



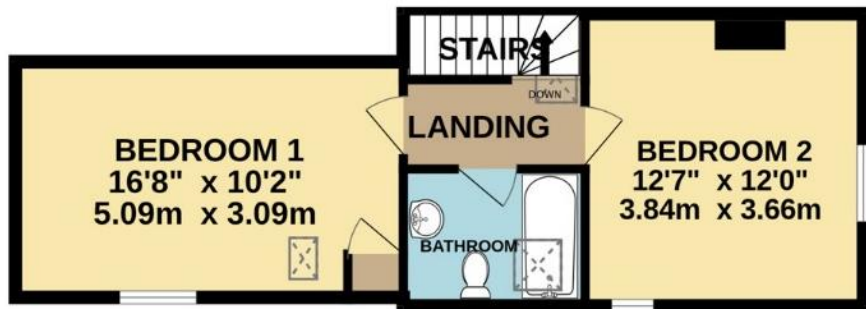
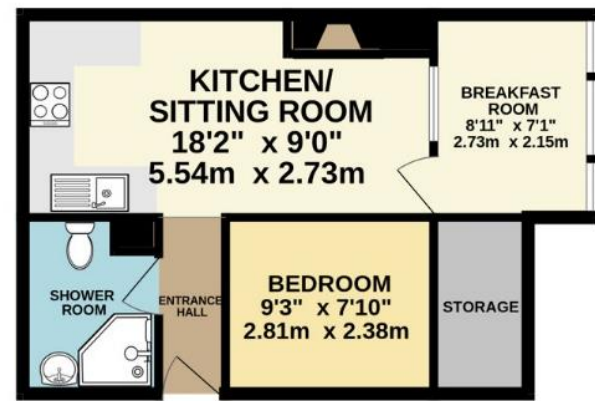
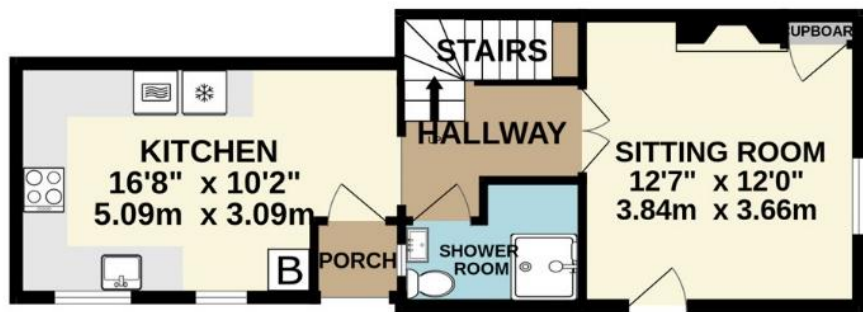
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**IMPORTANT NOTICE:**

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



**Note:** The Annexe has been let in recent months through Airbnb, achieving a rental of between £85 & £120 per night.

**EPC: Cottage "D". Annexe "D"**



**Ground Floor:**

**Sitting room: 12'7" x 12'0", (3.8m x 3.7m).** A double aspect room with Gothic style windows to the South, and half glazed door to the side. Wood burner in fireplace with timber surround, mantle shelf and quarry tiled hearth. Adjoining cupboard. TV point. Twin doors to;

**Inner Hall:** with understairs storage area. Painted quarry tiled floor. Feature leaded & stained glass arched window.

**Shower/Utility room:** Fully tiled shower cubicle with sliding glass screen door. Low level WC. Hand basin with mixer tap. Appliance space with plumbing for washing machine. Heated towel rail, Extractor fan. Ceiling recessed spotlights. Painted quarry tiled floor.

**Kitchen: 16'8" x 10'2", (5.1m x 3.1m).** Deep "Butler's" sink with brass pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for dishwasher under. Built-in "Zanussi" 4 ring electric hob unit with extractor hood over. Built-in "Zanussi" double oven with cupboard over and under. Built-in adjoining fridge/freezer. Matching range of wall mounted cupboard units. "Worcester" oil fired central heating boiler. Ceiling recessed spotlights. Fitted roller blinds. Laminate floor. Half glazed door to;

**Side Entrance Porch:**

**First Floor:**

**Landing:** Velux roof light.

**Bedroom 1: 16'8" x 10'2", (5.1m x 3.1m).** Cupboard housing hot water cylinder with fitted immersion heater. Ceiling recessed spotlights. Velux roof light. Laminate floor.

**Bathroom:** White suite of panelled bath with mixer tap/shower fitting over, and tiled surround. Pedestal hand basin with tiled splashback. Low level WC. Extractor fan. Velux roof light.

**Bedroom 2: 12'7" x 12'0", (3.8m x 3.7m).** A double aspect room with feature cast iron fireplace. Ceiling recessed spotlights and wall light. Hatch to roof space.

**To the rear of the property is a recently refurbished, self contained single storey Annexe:**

½ double glazed door to;

**Entrance Hall:** with laminate floor.

**Kitchen/Sitting room: 18'2" x 9'0", (5.5m x 2.7m).** Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and cupboards and appliance space under. Further fitted work top with tiled splashback, and drawers and cupboard s under. Pot bellied wood burner in brick fireplace with original feature bread oven. Fitted shelves. Fitted wall cupboard. Open painted beamed ceiling. Spotlights. Quarry tiled floor. Velux roof light. Half glazed door to;

**Breakfast room: 8'11" x 7'1", (2.7m x 2.2m),** with obscured double glazed window, and brick floor.

**Bedroom: 9'3" x 7'10", (2.8m x 2.4m) +** deep storage recess. Electric heater. Telephone point. Laminate floor.

**Shower room:** Shower cubicle with "Triton" fitting, and sliding glass screen doors. Hand basin with mixer tap, and cupboards under, Low level WC. Heated towel rail. Extractor fan. Cupboard housing "Ariston" water heater. Ceiling recessed spotlights.

**Outside:** To the front of the property is a small, South-facing garden, partly enclosed by a brick & flint wall. A pedestrian right of way leads from the front garden to the road.

To the side of the cottage is a further, well enclosed garden area with paved patio area, and at the rear is a wide garden area with wood chip beds, and a paved path leading to a timber and felt roofed **Workshop/Store, 20'0" x 9'0", (6.1m x 2.7m),** with double timber entrance doors, and electrical connection. Close by is a timber and felt roofed **Garden Store, 6'0" x 4'0", (1.8m x 1.2m),** and a **tool store.**

A field type gate leads from the rear garden to a wide gravelled area offering **ample car parking space,** with shared access to the road.

**Services:** Mains water, electricity and a private drainage is connected to the property.

**District Authority:** Breckland D.C. Dereham. Tel: 01362 656870. **Tax Band:** "A". Annexe: "A".

