





Standing in about a quarter of an acre this detached bungalow requires complete renovation. With no immediate neighbours this is a unique chance to buy a rarely available opportunity to create an individual home with far reaching countryside views. Situated between Barningham and Hopton with amenities in both villages the property is set back from the road behind mature trees. The prospective purchaser may want to extend the bungalow or look to build another storey to the property subject to the relevant planning permission being obtained. We are expecting a lot of interest in the property and viewings will be by appointment only.

### **Entrance Hall**

16' 2" x 3' 11" (4.92m x 1.19m)

Picture rail. Access to loft space. Radiator.

### **Sitting Room**

13' 6" x 11' 11" (4.11m x 3.63m)

Bay window to front. Window to side. Picture rail. Radiator.

### **Kitchen**

11' 8" x 9' 8" (3.55m x 2.94m)

Wall and base units with inset sink. Electric cooker point. Radiator. Window to side. Storage cupboard.

### **Boiler Room**

5' 9" x 3' 3" (1.75m x 0.99m)

Oil fired boiler. Window.

### **Bedroom 1**

13' 6" x 11' 11" (4.11m x 3.63m)

Bay window to front. Picture rail. Window to side. Radiator.

### **Bedroom 2**

13' 5" x 11' 5" (4.09m x 3.48m)

Window to rear and side. Radiator.

### **Bathroom**

6' 10" x 5' 7" (2.08m x 1.70m)

Shower cubicle. W.C. pedestal wash basin. Window to rear.

### **Rear Hall**

14' 9" x 3' 1" (4.49m x 0.94m)

Part glazed with door to garden. Door to cloakroom.

### **Cloakroom**

4' 8" x 3' 3" (1.42m x 0.99m)

W.C.

### **Utility Room**

8' 5" x 7' 1" (2.56m x 2.16m)

External access from the garden. Sink unit.

### **Outside**

The garden is private, it is mainly laid to lawn, the plot measures approximately quarter of an acre

### **Timber Garage Building**

17' 10" x 13' 6" (5.43m x 4.11m)

### **Nissan Hut**

With inspection pit

### **Agent's Note**

We understand that the property is not connected to mains drainage and no further information is available. Initial enquiries have been made and no agricultural occupancy condition seems to be in place however the prospective buyer will satisfy themselves on this point from their local search. The sellers currently have no formal documentation to prove ownership of the property. In absence of such documentation, their Solicitors are in the process of making an application to HM Land Registry for possessory title to the Property.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.