



**Blackburn House High Street, North Elmham Dereham NR20
5JX**

william
h brown

welcome to

Blackburn House High Street, North Elmham Dereham

>> FOR SALE BY AUCTION! A characterful 3 bedroom semi-detached home, occupying a non-estate position within a well-connected Norfolk village. Boasting original charm with 2 generous reception rooms, conservatory, kitchen/diner, flexible outbuilding, generous garden & secure parking!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, door opening to dining room and further door opening to;

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Fitted carpet flooring, central wood burner with tiled hearth and exposed brick, radiator and double glazed window to front aspect.

Dining Room

13' 1" x 12' 6" (3.99m x 3.81m)

Wooden flooring, under stairs storage cupboard, radiator and door opening to;

Kitchen/Breakfast Room

18' 3" x 7' 7" (5.56m x 2.31m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for cooker, space for free standing fridge freezer, space for washing machine, tiled and carpet flooring, radiator, two double glazed windows to rear aspect and stable door opening to;

Conservatory

10' 2" x 8' 5" (3.10m x 2.57m)

Brick and UPVC build with hard flooring, double glazed windows to side and rear aspects and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, double glazed window to rear aspect and doors opening to all bedrooms and bathroom.

Bedroom One

13' 6" x 12' 11" (4.11m x 3.94m)

Wooden flooring, built-in wardrobe, exposed wooden beams, radiator and double glazed window to front aspect.

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Wooden flooring, built-in wardrobe, exposed brickwork, radiator and double glazed window to front aspect.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, built-in storage cupboard, tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

To the side of the property, there is a gated driveway which provides secure off-road parking space.

The property is set within mature gardens that create a private setting. The gardens stretch further back than expected, offering excellent potential for landscaping, extension (stpp), or creating a more defined outdoor living space.

Old Barn Outbuilding

The property further benefits from a detached barn which offers ample storage and the potential to be converted subject to planning permissions to a separate annex. The barn comprises a ground floor with stairs leading to first floor accommodation.

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public

houses. Dereham offers many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

Viewings

By arrangement with our Joint Auctioneers William H Brown Dereham, Tel: 01362 692238

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at



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Blackburn House High Street, North Elmham Dereham

- For Sale By Auction - Tuesday 3rd February
- 3 Bedroom Semi-Detached House
- Charm And Character Features
- 2 Generous Reception Rooms And Conservatory
- Great Potential To Update And Enhance

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£170,000



directions to this property:

Upon entering the village of North Elmham from the Dereham direction, proceed through the village centre and follow the road up the hill onto High Street. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DRM117151 - 0007

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