



Malthouse Cottages Norwich Road, Dereham - NR20 3AW





## Malthouse Cottages Norwich Road

Dereham

Set in a TUCKED AWAY LOCATION this charming END-OF-TERRACE home has been CONSIDERABLY MODERNISED however done sympathetically to the era helping this home to maintain its character. Courtesy of an EXTENSION to the rear and the addition of a further level above the home the total living space reaches an impressive 1187 Sq. Ft (stms) over three levels with the ground floor boasting a mixture of OPEN PLAN living spaces linked together with a FREE-FLOWING DESIGN blending the sitting room, kitchen and dining room with ease. In total, THREE DOUBLE BEDROOMS are on offer over the first and second floors with a stunning FOUR PIECE BATHROOM and further EN-SUITE off the second bedroom. The current owners previously purchased a further section of land behind their home to extend an already well proportioned garden where at the very top sits a bespoke timber cabin, ideal for a multitude of uses.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





- End-Of-Terrace House
- Tastefully Modernised & Extended
- Living Accommodation Over Three Levels Giving Nearly 1200 Sq. Ft (stms)
- Free Flowing Design Seamlessly Linking All Ground Floor Living Spaces
- Three Double Bedrooms
- Modernised Family Bathroom, En-Suite & Ground Floor WC
- Generous & Private Rear Garden
- Short Walk To All Local Amenities & Town Centre

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



## SETTING THE SCENE

The property can be found tucked off from the main street where an unadopted road leads you through towards the property at the very end where a repointed brick frontage gives way to an electric vehicle charging point with a timber swinging gate to the left hand side of the home granting access into the rear garden.

## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you granting access to all living accommodation on the first floor through the stairs and ground floor to the left the hallway is laid with original pamment tiled flooring with solid wooden doors opening up into the first of the considerably sized living spaces. This room has been made more open plan and laid with solid wood flooring leaving more than enough room for a potential choice of layout of soft furnishings where the current owners have installed soft recessed lighting within the picture rails to suit any ambience. A red brick fireplace currently houses a cast iron wood burning fire with fitted shutter blinds on the uPVC double glazed windows at the front of the home, the floor space behind this opens up yet again for a further potential choice of soft furnishings with access door taking you to a handy under the stair storage space.

Through from here the kitchen opens up again with original tiled flooring within keeping of the property's era where a mixture off wall and base mounted storage units emerge giving ample storage facilities with space remaining for a freestanding range style oven and hob with extraction fitted above. On the adjacent side of this room an enamelled butler sink sits between the solid wooden work surfaces whilst a further extension at the rear of the home opens up yet again to give more natural light to the kitchen space through two Velux windows mounted in the vaulted ceiling and French doors opening onto the rear garden patio.

Just off from the kitchen to the right hand side is a well proportioned storage cupboard with ground floor WC - this section of the home at the very rear on the extended flooring also benefits from underfloor heating. The first floor landing splits to take you into the first two of the double bedrooms with the larger at the very front of the property. Neatly decorated with plastered walls and ceilings, this room overlooks the front of the property through double glazed windows and double built in wardrobes whilst a slightly smaller double bedroom sits at the rear of the home currently functioning as a home office however more than capable of hosting a double bed. At the very rear a stunning modernization of the bathroom has been carried out by the current owners to feature an oval bath with recessed and lighted storage with tiled flooring, vanity storage walk in shower unit and tall heated towel rail. The second floor takes you onto the extended section of the home courtesy of a dormer extension where a considerably sized double bedroom offers a multitude of built in storage with views over the rear garden and beyond with the addition of a en-suite shower room complete with tile flooring and heated towel rail.

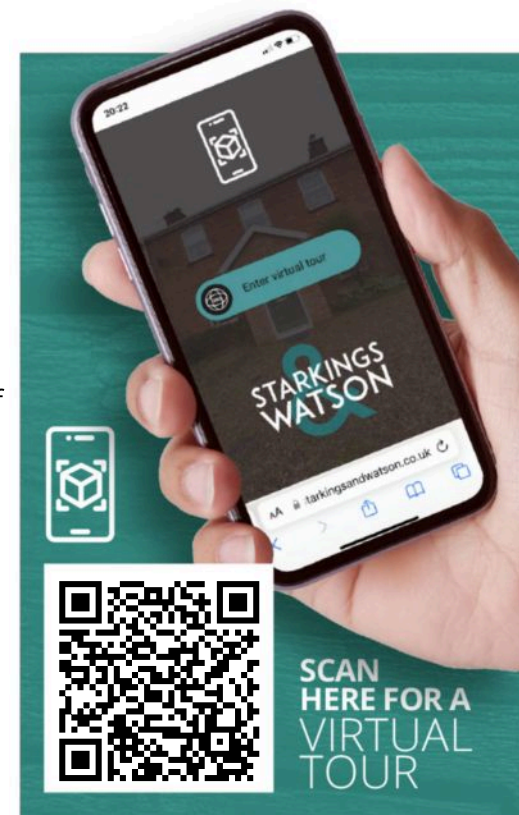
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## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

The rear garden, much like the inside of the home, has had considerable care and attention paid to it by the current owners where initially a flagstone patio space is partnered by a timber pergola creating a sheltered seating area. A well planted and mature garden reaches out beyond this, the garden is fully closed with timber panel fencing to both sides in the rear with a multitude of shrubbery, planted beds, lawn and a vegetable patch with hard standing at the very rear of the garden housing a bespoke built timber cabin complete with wood burning fire creating the ideal office space or additional living area.







**Approximate total area<sup>(1)</sup>**

1187 ft<sup>2</sup>

110.2 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>

3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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