



The Street, Bintree Dereham NR20 5AH

welcome to

The Street, Bintree Dereham

NO ONWARD CHAIN A fantastic 2 double bedroom mid-terraced cottage, oozing with charm and character, located within a popular village setting. The cosy home features a lounge with log burner, formal dining room, modern kitchen, ground floor bathroom, generous rear garden & equipped summer house!



This cosy and inviting two double bedroom mid-terraced cottage is rich in charm and character and is ideally positioned within a sought-after village location, boasting a village pub, and farm shop with cafe.

The home offers a welcoming lounge centred around a charming log burner, creating a perfect space to relax, while the formal dining room features an impressive Aga Rayburn, adding both warmth and character. A modern fitted kitchen complements the traditional feel of the cottage, and the ground floor bathroom is a real feature, enhanced by a beautiful stained glass window. To the first floor are two good-sized double bedrooms, both benefiting from useful built-in storage.

A standout feature of this delightful home is the generous and well-established garden, thoughtfully divided into a variety of areas designed for unwinding, outdoor dining and enjoyment throughout the seasons. The garden offers a wonderful sense of privacy, enhanced by mature trees, established planting and a tranquil pond. Additional benefits include a storage shed and a versatile summer house complete with power and lighting, ideal for a home office, hobby space or quiet retreat.

Further advantages include no onward chain, double glazed windows throughout, a triple glazed bathroom window and oil-fired Rayburn heating. Dating back to 1743, this charming cottage is steeped in history and showcases centuries of character and timeless appeal.

The Accommodation

Hardwood external entrance door opening to;

Lounge

13' 1" max x 12' (3.99m max x 3.66m)

Oak engineered flooring, stairs rising to first floor landing, central log burner with tiled hearth and exposed brick surround, exposed beams, built-in storage cupboard, radiator, double glazed window to front aspect and opening to;

Dining Room

12' x 9' 10" (3.66m x 3.00m)

Solid oak flooring, Aga Rayburn, exposed beams, spotlights, built-in storage cupboard, door opening to the bathroom and exposed brick archway to;

Kitchen

9' 2" x 8' 4" (2.79m x 2.54m)

A range of wall and floor mounted base units with complementary work surfaces over, inset butler sink with mixer tap, tiled splashbacks, space for electric oven, space for free standing fridge freezer, space for washing machine, solid oak flooring, spotlights, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, roll top bath, tiled flooring, exposed beams, triple glazed stained glass window to rear aspect and Velux.

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms.

Bedroom One

11' 7" max x 11' 6" (3.53m max x 3.51m)

Fitted carpet flooring, built-in storage cupboards, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

Bedroom Two

11' 7" max x 9' 9" (3.53m max x 2.97m)

Wooden flooring, fitted wardrobes, radiator and double glazed window to rear aspect.

Outside

To the rear of the property is a particularly generous and well established garden, thoughtfully arranged into a variety of distinct areas ideal for relaxing, entertaining and enjoying the outdoors. The garden offers an excellent degree of privacy, enhanced by mature trees and established hedging, creating a peaceful setting. The garden features patio seating and patio walkways, a charming pond that adds to the tranquil atmosphere and raised beds. Practical features include a useful storage shed and a versatile summer house, which benefits from power and lighting, and offers excellent potential as a home office, studio or garden retreat.

Location

Bintree is a village in the Breckland district of Norfolk, located about 7 miles from the bustling market town of Dereham and approximately 9 miles from Fakenham. Bintree boasts a village pub, and farm shop with cafe, open 7 days a week with an ever increasing range of local produce. The village also offers convenient walks to the River Wensum Nature Reserve and Bintree Mill. For cyclists, National Cycle Network passes through the village. Bintree is located close to the neighbouring villages of North Elmham and Bawdeswell, where further local amenities and facilities can be found. The village is also well connected for commuting to Norwich and is 13 miles from the coast. Dereham town itself, has a full range of schools, hotels, churches and public houses. Dereham boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



view this property online williamhbrown.co.uk/Property/DRM117769



welcome to

The Street, Bintree Dereham

- Delightful 2 double bedroom terraced cottage - no onward chain
- Full of charm and character, dating back to 1743
- 2 reception rooms and modern kitchen
- Ground floor bathroom with stained glass window
- Useful storage to both bedrooms and throughout

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£240,000



Total floor area 60.0 m² (645 sq ft), approx
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.propertybox.co



view this property online williamhbrown.co.uk/Property/DRM117769



Property Ref:
DRM117769 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk