



**18 The Street | Bintree | Dereham | NR20 5NE**

**Offers In Excess Of £230,000**

**\*\*STUNNING COTTAGE IN A PEACEFUL VILLAGE\*\*** Gilson Bailey are delighted to present this beautiful and characterful two-bedroom mid-terrace cottage, idyllically positioned in the peaceful and picturesque village of Bintree. Brimming with charm, the property offers a cosy lounge perfect for relaxing, a stylish modern kitchen/diner ideal for daily living, and a well-appointed contemporary shower room to the ground floor. Upstairs, two inviting bedrooms are accessed off the landing, completing the warm and homely feel. Externally, the cottage enjoys a good sized front garden and a generous, mature rear garden, which also benefits from vehicle access providing valuable off-road parking. Further features include double glazing, oil central heating and the added advantage of no onward chain. Offering a wonderful blend of countryside tranquillity and modern comfort, this delightful home will appeal to a wide range of buyers—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, systems and appliances shown here are not intended as a guarantee as to their operation or efficiency and may be given. Made with Metropix i2000.

### Location

Bintree is a pretty village, known for its now dis-used Water Mill and for the miles of countryside walks around Bintree woods. The village is conveniently located for the A1067 Fakenham to Norwich road, approximately 8 miles south of Fakenham. The nearby market towns of Dereham and Reepham also provide a wide range of services and amenities; with the property falling within catchment for the highly regarded school at Reepham. Norwich city centre is around a 30-minute drive away, with the nearest coast a similar distance away at Wells-next-the-sea.

### Accommodation Comprises

Front door to:

#### Lounge 12'1" x 11'11"

Sash window, radiator, open fireplace.

#### Kitchen/Diner 10'4" x 8'10"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and washing machine, double glazed window, radiator, door to rear.

#### Shower Room 8'0" x 5'4"

Walk in shower cubicle, low level WC, hand wash basin, heated towel rail.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 12'2" x 12'0"

Sash window, radiator.

#### Bedroom Two 9'1" x 7'9"

Double glazed window, radiator.

### Outside Front

Large garden with mini wildflower meadow leading to front door.

### Outside Rear

Shingled garden, mature plants and shrubs, vegetable patch, fruit trees and shrubs, timber shed, enclosed by timber fencing with rear vehicle access providing off road parking.

### Local Authority

Breckland Council, Tax Band A.

### Tenure

Freehold


### Utilities

Fibre to the cabinet.  
Mains water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Breckland Council, Tax Band A

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.