



Old Smithy Dereham Road, Whinburgh Dereham NR19 1QU

welcome to

Old Smithy Dereham Road, Whinburgh Dereham

****STUNNING COUNTRYSIDE VIEWS**** A sizeable & versatile three/four bedroom detached chalet, occupying a delightful plot within a rural village location. Enjoy far-reaching views on your doorstep alongside a spacious lounge, conservatory, private gardens, ample off road parking & garage!



Situated in the popular Norfolk Village of Whinburgh is this spacious family home which offer ample living space with modern finish throughout giving low maintenance living and a property you can move straight into.

The accommodation comprises a spacious sitting room with open fire and sliding door leading to the conservatory, kitchen/breakfast room with storage cupboard, a dining room which can be used as a down stairs bedroom, a ground floor W.C. and entrance porch. To the first floor there is three double bedrooms, the master benefiting from an en-suite and a family bathroom.

Coupled with the accommodation, the property further benefits from double glazed windows and a new heating system installed in 2017. To the outside of the property there is generous enclosed gardens which is laid mainly with lawn and benefits from a variety of mature shrubs and storage shed. The rear garden also gives access to the garage space. To the front of the property there is ample off road parking which is laid with shingle and benefits from field views.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Double glazed window to side, double glazed door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator.

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, wood effect flooring.

Lounge

21' 10" x 11' 7" (6.65m x 3.53m)

Wood effect flooring, open fire with brick surround, wall lights, built-in speakers, radiator, dual aspect with double glazed window to front aspect, double glazed sliding doors opening to;

Conservatory

11' 9" x 9' 4" (3.58m x 2.84m)

Brick and UPVC build with wood effect flooring, radiator, double glazed windows surrounding, double glazed doors opening to the rear garden.

Kitchen/Breakfast Room

17' 5" x 11' (5.31m x 3.35m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for cooker, space for dishwasher, space for fridge freezer, space for washing machine, water softener, pantry, wood effect flooring, radiator, double glazed window to rear aspect, double glazed external door opening to the rear garden.

Dining Room/Bedroom Four

11' 8" x 9' 10" (3.56m x 3.00m)

Wood effect flooring, radiator, double glazed window to front aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard, radiator, doors to all bedrooms and family bathroom.

Master Bedroom

21' 10" x 9' 11" (6.65m x 3.02m)

Fitted carpet flooring, two radiators, dual aspect double glazed windows, door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle, eaves storage, loft access, heated towel rail, Velux window.

Bedroom Two

10' 6" x 10' 3" (3.20m x 3.12m)

Fitted carpet flooring, radiator, double glazed window to front aspect.

Bedroom Three

11' 3" x 7' 10" (3.43m x 2.39m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, panelled bath, radiator, loft access, heated towel rail, Velux window.

Outside

To the front, there is a large shingle driveway which provides ample off-road parking and access to the single garage. Gated access leads to the rear.

Stepping out to the rear, the garden wraps around to the side of the home and is split into two areas. Laid mainly to lawn with patio seating area, established plants and timber fencing which encloses.

Garage

19' 7" x 9' 6" max (5.97m x 2.90m max)

Power, lighting, fuse box, boiler, up and over door to front.

Location

Whinburgh is approximately 5 miles from the market town of Dereham and approximately 8 miles from the market town of Wymondham. Both towns offer a variety of shops, local amenities and schools. They both have leisure centres, with indoor swimming pools and plenty of classes to keep you busy. Bus routes are regular to the surrounding villages and the City Centre of Norwich which is approximately 17 miles away.



view this property online williamhbrown.co.uk/Property/DRM117581



welcome to Old Smithy Dereham Road, Whinburgh Dereham

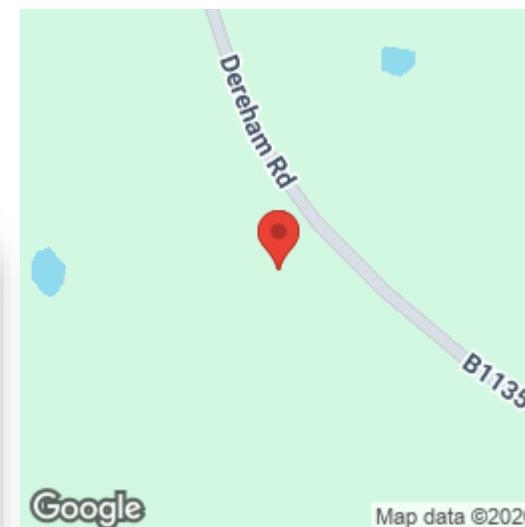
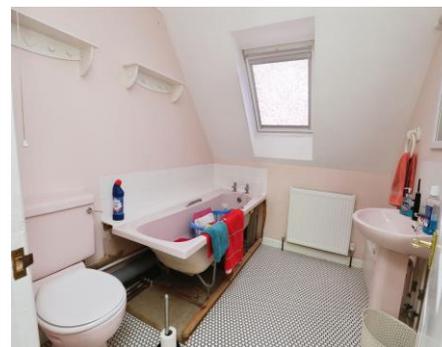
- GUIDE PRICE £325,000 - £350,000
- Spacious 3/4 Bedroom Detached Chalet
- Versatile Dining Room/Bedroom Potential
- Impressive 21' Master Bedroom With En Suite
- Stunning Countryside Views

Tenure: Freehold EPC Rating: D
Council Tax Band: E



Total floor area 161.9 m² (1,743 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.focalagent.com

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117581



Property Ref:
DRM117581 - 0007

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



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk

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.