



**Malthouse Cottages, Dereham NR20 3AW**

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## **Malthouse Cottages, Dereham**

Charming 3-bed Victorian home, beautifully enhanced with spacious living. With open-plan living, bright kitchen with some integrated appliances, flexible garden room, stunning bathroom suite, 17' master bedroom with en suite, fantastic, landscaped rear garden, versatile studio, EV charger & more!



**This deceptively spacious three bedroom double bedroom, end-terraced Victorian home seamlessly blends period charm with modern living, having been thoughtfully improved by the current vendors. The property is tucked-away off the popular Norwich Road and offers easy access to local amenities.**

**The ground floor offers open-plan living with an entrance hall, dining area, and cosy lounge with electric wood burner-style fire. The rustic kitchen combines stylish finishes with Velux lighting, while a versatile garden room with pantry and modern doors opens to the rear garden. A cloakroom completes the floor.**

**Upstairs, the first floor hosts two generous bedrooms and a luxury four-piece bathroom, while the second floor reveals a fantastic 17ft master bedroom with en suite shower room.**

**Outside, the star of the show is a generously-proportioned and beautifully extended garden, landscaped with well-stocked planting, timber gazebo with seating and an adaptable studio complete with wood burner, separate garden store and power - perfect for work or leisure. Additional features include an EV charger to front, gas fired central heating and double glazed windows.**

### **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Quarry tiled flooring, stairs rising to first floor landing, radiator and door opening to;

### **Dining Area**

12' 1" x 9' 11" ( 3.68m x 3.02m )

Wooden flooring, under stairs storage cupboard, radiator, opening to kitchen and open-plan access to;

### **Lounge**

12' 1" x 11' 11" ( 3.68m x 3.63m )

Wooden flooring, central electric wood fireplace with tiled hearth and brick surround, radiator and double glazed window to front aspect.

### **Kitchen**

15' 9" x 8' 11" ( 4.80m x 2.72m )

A well-appointed range of cream wall and floor mounted base units with oak worktops and upstands over, inset butler sink, tiled splashbacks, Rangemaster cooker, extractor hood over, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, quarry tiled flooring, inset ceiling spotlights, under-cabinet lighting, two Velux windows and open-plan access to;

### **Garden Room**

13' 5" x 9' 11" ( 4.09m x 3.02m )

Quarry tiled flooring, pantry, underfloor heating, inset ceiling spotlights, Velux window, double glazed doors opening to the rear garden, and further door to;

### **Cloakroom**

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks and quarry tiled flooring.

### **First Floor Landing**

Fitted carpet flooring, stairs rising to second floor landing, built-in storage cupboard, doors opening to bedroom two and three, and family bathroom.

### **Bedroom Two**

13' 3" x 11' 10" ( 4.04m x 3.61m )

Fitted carpet flooring, two built-in wardrobes, radiator and double glazed window to front aspect.

### **Bedroom Three**

9' 11" x 9' 9" ( 3.02m x 2.97m )

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

### **Family Bathroom**

Contemporary four-piece suite comprising low level w.c, hand wash vanity unit, roll top bath, walk-in shower cubicle, bath niche with lighting, tiled walls, tiled flooring, vertical radiator, and double glazed window to side aspect with fitted blinds.

### **Second Floor Landing**

Fitted carpet flooring and door opening to;

### **Master Bedroom**

17' 3" x 11' ( 5.26m x 3.35m )

Wood effect flooring, built-in wardrobe, built-in storage cupboard,

cupboard housing combi-boiler, radiator, double glazed window to rear aspect and door opening to;

### **En Suite**

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### **Outside**

To the front aspect, the property benefits from an EV charger, providing convenient and eco-friendly home charging. Gated access to the side leads through to the rear garden.

The property boasts a fantastic, extended rear garden that is thoughtfully landscaped to create a delightful and versatile outdoor space. Well-stocked with a variety of planting and raised beds, the garden is full of greenery and interest, enhanced by single and patio stepping stone pathways that lead through to lawn areas and towards a tranquil pond. A dedicated patio area and timber gazebo with seating provide perfect spots for relaxing or entertaining. Fully enclosed and stretching generously to the rear, this charming garden caters to all and makes a truly wonderful backdrop to the home.

### **Crane Garden Buildings Studio**

Equipped with power, lighting and wood burner. Also partitioned with a separate garden store, further equipped with power and lighting.

### **Agents Note**

We are advised by our vendor that this property is subject to a right of way across the rear of the property, giving access to the front of the terrace for the neighbouring property. Further details of this can be obtained from the vendors solicitor at the time of purchase.

### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts 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.



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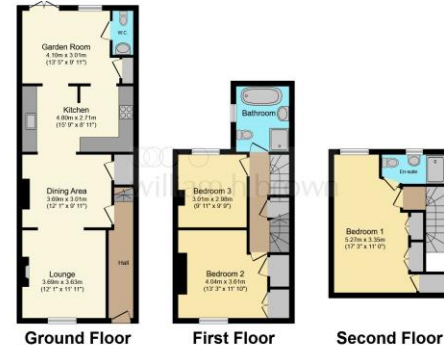
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## Malthouse Cottages, Dereham

- Guide Price £325,000 - £350,000
- Beautiful Blend Of Period Charm And Stylish Modern Living
- Open-Plan Dining Area, Cosy Lounge And Inviting Kitchen With Velux Lighting
- Versatile Garden Room With Underfloor Heating
- Cloakroom, Contemporary 4-Piece Bathroom And En Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 121.5 m<sup>2</sup> (1,307 sq. ft.) approx.  
The 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.focusagent.com

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117668 - 0004

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