



Archway Cottage, 47 | Eastgate Street | North Elmham | NR20 5HE

Guide Price £260,000



## The Features

- Guide Price £260,000 - £280,000
- Three bedroom mid terraced character cottage in the popular village
- Rear entrance hall and WC/utility room providing space for appliances
- Dual aspect 20'2" kitchen with ample room for a dining table
- 13'5" lounge featuring a feature fireplace and wood burner (for decorative use only)
- Three first-floor bedrooms, two with fitted wardrobes
- First floor family bathroom, a rare feature for cottages of this type
- Rear garden plus 11'8" x 8'2" outbuilding to the rear with power and lighting
- On-street parking available outside the property
- Electric central heating and double glazing throughout

## About the Property

This three bedroom mid terraced character cottage has been recently redecorated throughout and is located in the popular village of North Elmham. The property combines traditional charm with modern practicality and is ideal for anyone seeking a well presented village home.

The property is entered from the rear, leading into a hallway with access to a WC/utility room that provides space for appliances. It features a 20'2" kitchen/diner with ample room for a dining table, while at the front is a 13'5" lounge with a decorative fireplace and wood burner (for decorative use only).

Upstairs, there are three bedrooms, two with fitted wardrobes, and a family bathroom, a rare feature for cottages of this type. The property has been freshly decorated with some new carpets and benefits from electric central heating and double glazing.

Situated within walking distance of village amenities and the local primary school, the cottage offers convenient access to nearby market towns and the North Norfolk coast.





## The Outside

The property fronts directly onto the street, with on-street parking available. Side-opening wooden doors provide access to a generous storage area, which continues through to the rear of the property and garden. Please note, the neighbouring property to the left also has a Right of Way through this space to access their own garden.

To the rear, the property benefits from a low-maintenance garden measuring approximately 34' x 16', finished with stone chippings and slate beds.

Two useful outbuildings are included:

A brick-built storage shed

A larger outbuilding (approx. 11'8" x 8'2") complete with power and lighting

Beyond the rear boundary lies an area of open parkland.

## Location overview

Positioned along Eastgate Street in the historic and well-served village of North Elmham, Archway Cottage enjoys a convenient setting that offers easy access to village amenities while maintaining the charm and tranquillity of rural living.

North Elmham is a picturesque and friendly village with a strong sense of community. It provides an excellent range of local facilities, including a village shop, post office with tea rooms, doctor's surgery, two pubs, car garage, fish and chip shop, and several sports clubs and recreational spaces. The village hall hosts regular events and gatherings, and there are bus connections to Dereham for wider access.

Surrounded by Norfolk's scenic countryside, North Elmham is perfect for those who enjoy walking, cycling, and outdoor pursuits. Despite its peaceful setting, the village is conveniently located for access to Dereham, Fakenham, and the city of Norwich, which offer excellent shopping, leisure, and educational options. The North Norfolk Coast, including popular destinations such as Blakeney, Burnham Market, and Holkham, is around a 30-minute drive away.

Nearby market towns including Dereham, Reepham, and Fakenham provide additional amenities such as supermarkets, independent shops, and leisure facilities, ensuring everything you need is within easy reach.

## DIRECTIONS

Enter North Elmham via Dereham Road (B1110) from the Dereham direction, then turn right into Eastgate Street. The property can be found on the left-hand side.

## AGENTS NOTE

Please be advised that the woodburner is for decorative purposes only and is not in working condition.

Additionally, the cottage to the left has a right of way through the archway for access to their garden and bins.

## Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

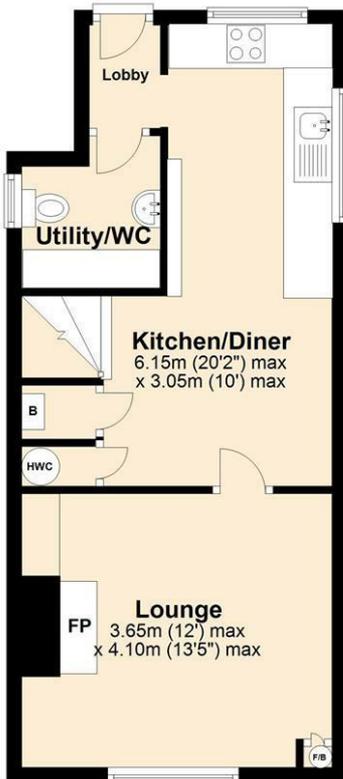
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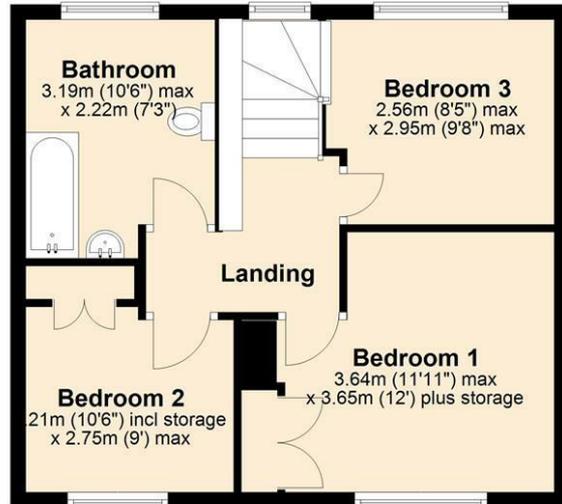
## Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



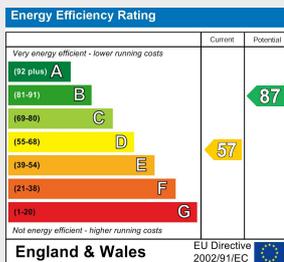
## First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



Tenure: Freehold  
Council Tax Band: A  
Local Authority: Breckland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ  
sales@butterflyhomes.co.uk  
www.butterflyhomes.co.uk  
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