



71 The Street, Hindolveston

Guide Price £300,000 - £325,000

A charming mid-terraced cottage occupying an impressive plot of approximately 0.18 acres, situated within a popular and well-established location.

This delightful home offers well-proportioned accommodation throughout, beginning with a welcoming living room with dining area, providing an ideal space for both relaxing and entertaining.

The fitted kitchen is well-equipped with a range of units and work surfaces, while a convenient ground floor cloakroom adds practicality to everyday living.

To the first floor, the property boasts two generous double bedrooms, both enjoying pleasant outlooks and ample space for furnishings.

Serving the bedrooms is a spacious four-piece bathroom suite, comprising a bath, separate shower enclosure, wash basin and WC.

Outside, the property truly comes into its own with a beautifully maintained rear garden, offering an excellent space for outdoor dining, gardening enthusiasts or simply enjoying the peaceful surroundings.

The substantial plot size of approximately 0.18 acres is a rare feature for a property of this nature and enhances its appeal considerably.

An excellent opportunity to acquire a characterful cottage combining charm, space and a sought-after location, making it ideal for first-time buyers, downsizers or those seeking a countryside retreat.

Services

Oil fired central heating. Mains electricity, water and drainage are connected to the property.



NB: There is a right of way over the land that is owned by No 73 to gain access to the rear of the property.

Situation

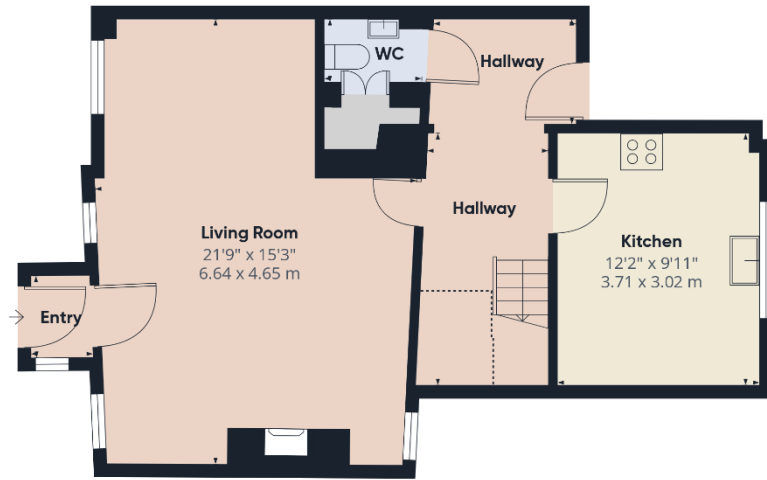
Hindolveston is a small North Norfolk village dotted with a mixture of mainly detached modern houses and character properties throughout. The village supports a good sense of local community with its village hall and recreational field, with a wider range of daily amenities found at neighbouring Melton Constable, just 3 miles away 8 miles from the beautiful Georgian town of Holt.

For further information and to arrange your viewing, please contact our friendly and professional staff.

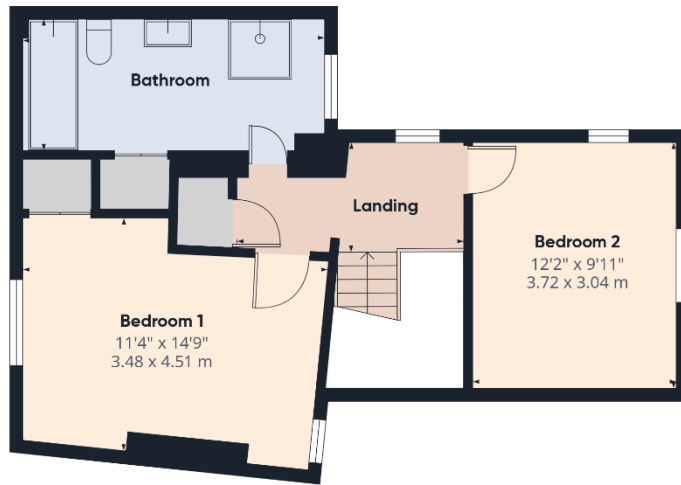
This property is being marketed by our Reepham office and the property reference is AR0293.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1008 ft²

93.5 m²

Reduced headroom

16 ft²

1.5 m²

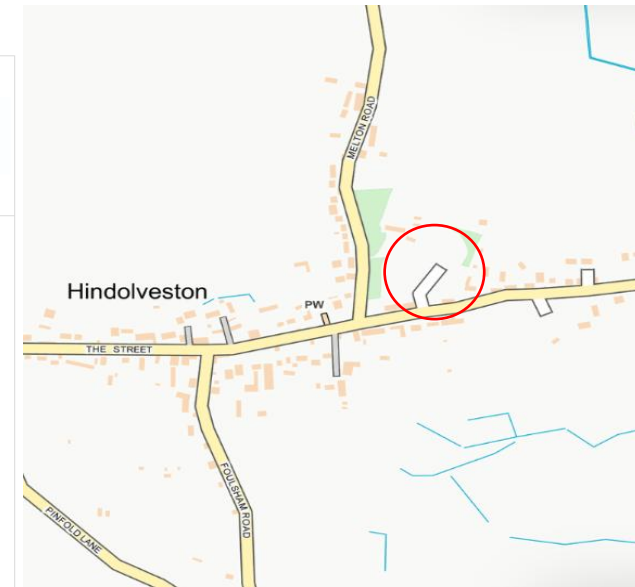
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk