



Eastgate Street, North Elmham Dereham NR20 5AB

welcome to

Eastgate Street, North Elmham Dereham

A charming 2 bedroom cottage, full of character, and occupying a non-estate, sought-after village location. The well-presented home boasts a large lounge with inglenook fireplace, modern kitchen/diner, conservatory, generous bisected garden and offered for sale with no onward chain. Must view home!!



Nestled in the heart of a sought-after, peaceful village, this delightful 2 bedroom cottage is bursting with charm and character, offered to the market with no onward chain.

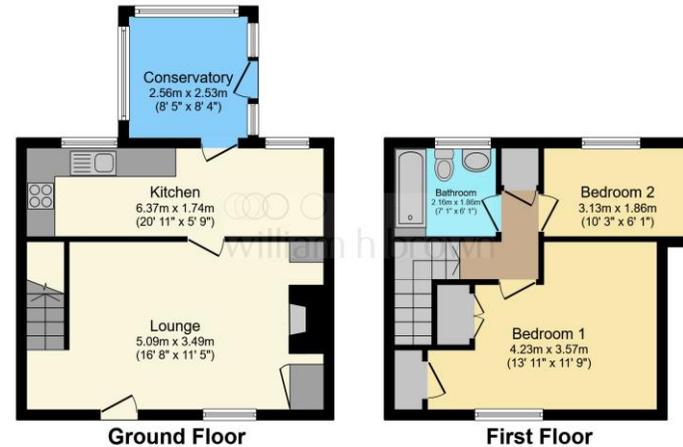
Step inside and you'll immediately be drawn to the well-proportioned lounge, featuring a stunning inglenook fireplace and exposed beams that add to the home's authentic rustic appeal. The modern kitchen/diner is both stylish and functional, offering space for entertaining, while the conservatory provides the perfect spot to relax. This is complemented on the first floor by the principal bedroom with ample built-in storage, a further bedroom and the family bathroom suite.

Outside, the property enjoys a generous rear garden, thoughtfully divided into distinct areas for relaxation and enjoyment. Featuring a courtyard area, alongside lawn space enhanced by mature plants and greenery. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows.

This home appeals to numerous buyers and is ready to move straight into!

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers 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.



Total floor area 73.4 m² (790 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



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welcome to

Eastgate Street, North Elmham Dereham

- No Onward Chain!
- Delightful 2 Bedroom Terraced Cottage
- Brimming With Charm And Character
- Spacious Lounge With Inglenook Fireplace
- Modern Fitted Kitchen/Diner

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118012 - 0003

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