EER

LONGSONS

## Eastgate Street, North Elmham, Dereham, NR20 5HE

Absolutely fabulous recently updated detached four bedroom character property with self-contained one bedroom detached annexe. The property includes garden office, en-suite, boot room/utility, log burning stove, parking for six vehicles, gardens with storage sheds, PV panels, UPVC double glazing and more,

**Guide Price £575,000- £600,000 Freehold**

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Situated in the popular well-serviced village of North Elmham, Longsons are delighted to bring to the market this absolutely fabulous detached brick and flint four bedroom character cottage along with detached self-contained one bedroom cottage. This fabulous property has been recently updated and includes en-suite shower room, boot room, log burning stove, garden office, wooden garden buildings, gardens, parking for approx six vehicles, PV panels helping with those utility bills, UPVC double glazing and much, much more.

Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers dining room, lounge, sitting room, kitchen, boot room/utility, ground floor shower room, four bedrooms, en-suite bathroom, separate self-contained detached annexe with lounge/dining room, kitchen, bedroom, shower room, gardens, garden office, parking, air source heat pump for heating and UPVC double glazing.

North Elmham
Situated 5 miles from Dereham, North Elmham is a thriving and self-served village offering a wide range of amenities such as a primary school, a doctor`s surgery, two public houses, tea-room, post office, village shop and village hall. The North Norfolk coast can be reached within 30 minutes` drive.

**Dining Room**
**17'3" (5.26m) x 12'1" (3.68m)**
Composite stable style entrance door to front, oak staircase leading to first floor, feature fireplace (not in use), UPVC double glazed window to front, two radiators.

**Lounge**
**15'3" (4.65m) x 12'9" (3.89m)**
Feature fireplace with inset log burning stove, UPVC double glazed windows to front and side, two radiators.

**Kitchen**
**16'8" (5.08m) x 8'9" (2.67m)**
Modern fitted kitchen units to walls and floor, work surface over, ceramic one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, integrated Zanussi induction hob with extractor hood over, integrated Zanussi double electric oven, space for tall upright fridge/freezer, composite stable style door opening into rear garden, tiled splashback, UPVC double glazed windows to rear.

**Sitting Room**
**14'9" (4.5m) x 8'4" (2.54m)**
Feature fireplace with inset electric fire and alcove shelving, UPVC double glazed window to side, radiator.

**Boot Room/Utility**
**12'7" (3.84m) x 7'11" (2.41m)**
Work surface with space and plumbing under for washing machine, space for tumble dryer, built-in cupboard with double doors housing modern hot water cylinder, composite stable style door opening to side, pamment tiles to floor, UPVC double glazed window to rear and side.

**Shower Room**
Large shower cubicle with rainfall shower head over and separate hand shower attachment, hand washbasin, WC, obscure glass double glazed window to front and side, tiles to floor, radiator.

**Stairs and Landing**

**Bedroom One**
**13'3" (4.04m) x 12'5" (3.78m)**
Vaulted to ceiling with exposed beams, UPVC double glazed window to front, radiator, door to en-suite bathroom.

**En-Suite Bathroom**
Luxury four piece suite comprising double ended bath with centrally mounted mixer tap and separate hand shower attachment, large walk-in shower cubicle, hand washbasin set within fitted cabinet, WC, tiles to floor, tiled splashback, radiator, UPVC double glazed window to rear and side, loft access.

**Bedroom Two**
**15'2" (4.62m) x 12'9" (3.89m)**
UPVC double glazed window to front and side, radiator.

**Bedroom Three**
**15'0" (4.57m) x 8'0" (2.44m)**
Sloping ceiling (restricted head height), UPVC double glazed window to front, radiator.

**Bedroom Four**
**11'8" (3.56m) x 8'3" (2.51m)**
Sloping ceiling (restricted head height), UPVC double glazed window to rear, radiator.

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**Agent`s Notes**
EPC rating D (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four bedroom character property situated in well-serviced village
- Self-contained one bedroom annexe
- Three reception rooms
- Energy Efficiency Rating E43
- Ground floor shower room
- Exposed beams throughout
- Multiple outbuildings including home office
- Gardens and parking for multiple vehicles
- Solar PV panels and UPVC double glazing
- Air source heat pump for heating

## ANNEXE

### Lounge
**13'9" (4.19m) x 11'10" (3.61m)**
UPVC double glazed French doors opening to garden, UPVC double glazed window to side, radiator.

### Dining Room
**11'9" (3.58m) x 6'11" (2.11m)**
Composite entrance door to front, UPVC double glazed window, radiator.

### Kitchen
**8'6" (2.59m) x 7'1" (2.16m)**
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor over, space for under counter fridge/freezer, UPVC double glazed window to rear and side, radiator.

### Bedroom
**13'8" (4.17m) x 8'11" (2.72m)**
Built-in cupboard with double doors housing hot water cylinder, built-in storage cupboard, UPVC double glazed window to side, radiator.

### Shower Room
Shower cubicle, hand washbasin, WC, obscure glass UPVC double glazed window to side, tiled splashback.

### Outside Front
Front garden laid to lawn, established selection of plants and shrubs to borders, area to side laid to shingle, garden wall to perimeter, gated access to rear.

### Garden Office
Brick built garden office, vaulted ceiling, UPVC double glazed window to side, two double glazed Velux roof windows, entrance door leading to rear garden.

### Rear Garden
Wooden five bar gates providing access driveway and secure off road parking for approx six vehicles. rear garden laid to lawn, patio seating area, three large wooden sheds/stores, brick built store to corner of garden, greenhouse, wooden fence and hedge to perimeter.