



Brookside, North Elmham, Dereham, NR20 5JP

welcome to

Brookside, North Elmham, Dereham

Charming two-bedroom semi-detached bungalow in the sought-after village of North Elmham, featuring a stunning garden room, beautifully landscaped garden, garage, off-road parking, and a cosy lounge with log burner. A wonderful home offering comfortable village living.



We are delighted to present this well-maintained two-bedroom semi-detached bungalow, situated in the sought-after village of North Elmham. Offering spacious and versatile accommodation, this charming home benefits from a garden room, beautifully landscaped gardens, a garage, and off-road parking.

The property is entered via an enclosed porch leading into a generous lounge, featuring a central log burner, built-in storage, and a large front-facing window creating a bright and welcoming living space. An archway opens into the modern fitted kitchen, complete with an integrated electric hob and oven, dishwasher, fridge/freezer, and dual-aspect windows.

Outside, the front offers off-road parking, garage access, and an attractive shingled frontage. The beautifully designed rear garden is fully enclosed and enjoys a patio seating area, lawn, mature shrubs, sheds, and a gate providing access to the stream beyond.

A wonderful bungalow in a picturesque village setting, ideal for those seeking peaceful and comfortable living.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Brookside, North Elmham, Dereham

- Two-bedroom semi-detached bungalow
- Sought-after village location in North Elmham
- Spacious lounge with feature log burner
- Modern fitted kitchen with integrated appliances
- Bright garden room overlooking the rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117088 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk