



**Pepperpot Cottage, Playingfield Drive, Whissonsett
Dereham NR20 5ST**

welcome to

Pepperpot Cottage, Playingfield Drive, Whissonsett Dereham

VENDOR HAS FOUND! Beautifully presented three-bedroom cottage, full of character and charm, accompanied by generous garden space. Perfect as a first home, holiday let or next step, combining rural charm, practical living and a peaceful setting in a desirable Norfolk location.



Location

Whissonsett itself is a quiet and traditional Norfolk village, surrounded by open countryside and farmland, yet remaining conveniently positioned for access to nearby market towns such as Fakenham and Dereham. The village benefits from a strong sense of community, with its playing field offering a central green space ideal for recreation, dog walking and local events.

Fakenham is just a short drive away, providing supermarkets, independent shops, cafés and a weekly market, with Dereham offering further shopping and services. While the wider area provides access to scenic walking routes, countryside pursuits and the North Norfolk coastline, making this location as practical as it is picturesque.

Agent Notes

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.

Private Right of Way: Neighbouring access for oil tank.

Oil Heating.

No allocated parking however the vendor has advised us that they park by the playingfield.

Accommodation

Entrance Hall

Tiled flooring. New composite door. Window to the side.

Lounge/Dining Room

Carpeted flooring. Double-glazed window to the front. Beams. Radiator.

Kitchen

Tiled flooring. Fitted with base and wall units, oak worktops, oven, electric hob and extractor, porcelain sink and drainer. Tiled splashback. Space for fridge freezer and washing machine. Wooden window and door to the rear. Radiator.

Bathroom

Vinyl flooring with part tiled walls. Fitted with WC, wash hand basin and bath with electric shower over. Built in cupboard. Window to the rear. Radiator.

First Floor

Bedroom One

Carpeted flooring. Fitted wardrobe. Cupboard with boiler. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Cottage double-glazed window to the rear. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the front. Radiator.

Outside

Rear Garden

Courtyard garden and separate garden to the rear and left side.

Outbuilding

Summer house and shed.



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welcome to

Pepperpot Cottage Playingfield Drive, Whissonsett Dereham

- VENDOR HAS FOUND! Motivated Seller
- Tucked-away village location
- Spacious detached garden
- Full of charm and original character
- Suitable for first-time buyers or holiday let

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108807 - 0011

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.

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