



**Fulmodeston Road, Hindolveston Dereham NR20 5BS**

**welcome to**  
**Fulmodeston Road, Hindolveston**  
**Dereham**

- THREE BEDROOM SEMI DETACHED HOUSE
- RURAL LOCATION
- GENEROUS DRIVEWAY
- WOOD BURNING STOVE
- DOWNSTAIRS BATHROOM WITH FREESTANDING BATH AND WALK IN SHOWER

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£230,000**

**view this property online** [williamhbrown.co.uk/Property/FKM108712](http://williamhbrown.co.uk/Property/FKM108712)



**Property Ref:**  
FKM108712 - 0003

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Hall**

Door to the front and stairs to the first floor.

**Lounge**

13' 3" x 10' 10" ( 4.04m x 3.30m )  
Wood burner, radiator, window to the front and side.

**Kitchen**

9' 6" x 7' 9" ( 2.90m x 2.36m )  
Kitchen with wall and base units, oven, hob, extractor over, stainless steel sink with drainer, space for washing machine and fridge/freezer, tiled splash back and window to the rear.

**Dining Room**

10' 9" x 9' 8" ( 3.28m x 2.95m )  
Radiator and window to the front.

**Landing**

Window to the rear.

**Bedroom One**

13' x 10' 10" ( 3.96m x 3.30m )  
Radiator, window to the front and rear.

**Bedroom Two**

10' 10" x 10' 3" ( 3.30m x 3.12m )  
Radiator and window to the front.

**Bedroom Three**

9' 7" x 7' 9" ( 2.92m x 2.36m )  
Window to the rear.

**Bathroom**

Suite comprising roller bath, shower cubicle, WC, wash hand basin, window to the side and rear.

**Agents Note**

The property is subject to a 157 Norfolk Restriction, where the buyer must have lived or worked in Norfolk for a minimum of three years.



**william h brown**



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