Bailey Bird & Warren

Independent Estate Agents & Surveyors

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Enfin,
MILL STREET.
Elsing.
NR20 3EH.

Offers sought in the region of

£380,000

Freehold

Deceptively Spacious, individual, modern style Family Residence with centrally heated and double glazed accommodation, including a large, double aspect Sitting room with open fireplace, Kitchendining room, Conservatory, Utility room, 3 Double Bedrooms and a Family Bathroom.

Outside there is a garage, ample parking and good sized, well enclosed corner plot Garden.

Located in a beautiful rural setting with views over open Countryside within the picturesque Wensum Valley.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.1067 main Norwich road, and proceed for 10½ miles. Turn right opposite the Bawdeswell Garden Centre as signposted Elsing and proceed for a further 1¾ miles into Mill Street. Continue over the bridge and turn left at the junction. The property is immediately on the left as marked by a for sale board.

Location: Mill Street (Elsing) is a quiet, rural hamlet set in the heart of beautiful Norfolk countryside, about 2 miles South of the popular village of Bawdeswell which offers a Morison's convenience Store and a popular Garden Centre. Further facilities including a shop/café and garage/filling station are available in Lyng. Reepham and the Market Town of Dereham are about 6 miles distant. Fakenham and the Fine City of Norwich, (the latter having a direct rail link to London (Liverpool Street), and international airport), are 13 miles distant. Mill Street is served by a bus service to the City, and there are excellent dog walks across the nearby Elsing Heath, Sparham Ponds (Lyng) and Bawdeswell Heath.





To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

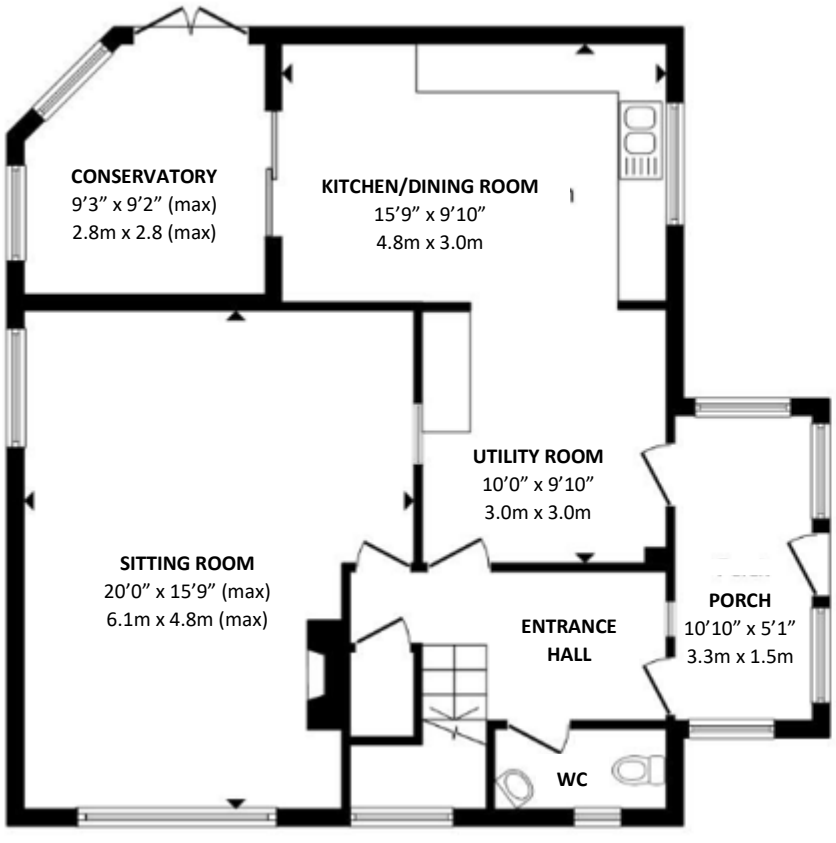
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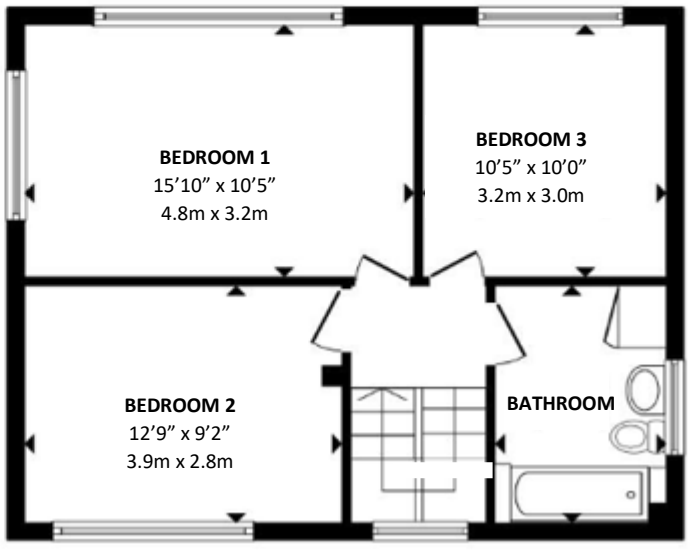
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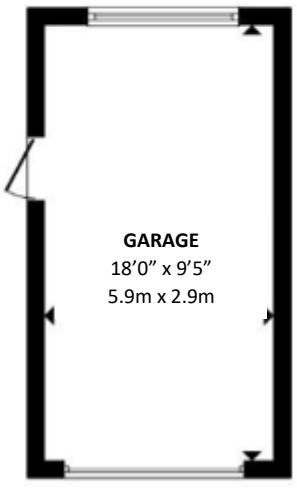
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RICS













Ground Floor: Part double glazed door to;

Enclosed Entrance Porch: 10'10" x 5'1", (3.3m x 1.5m), with tiled floor. Vertical blinds. Glazed door to utility room. Glazed door to;

Entrance Hall: Understairs cupboard Telephone point. Vertical blind.

Half tiled Cloakroom: Hand basin with cupboard under. Low level WC.

'L' shaped Sitting Room: 20'0" x 15'9", (6.1m x 4.8m). A double aspect room with windows facing South & West and having fitted vertical blinds. Open fireplace with marble surround, matching hearth and timber mantle shelf over. TV point.

Utility room: 10'0" x 9'10", (3.0m x 3.0m). Fitted shelf with *"Camray 5"* oil fired central heating boiler under. Fitted work top with tiled surround, and drawers and cupboards under. Fitted wall unit. *"Zanussi"* electric cooker. Washing machine. Extractor fan. Archway to;

Kitchen/Dining room: 15'9" x 9'10", (4.8m x 3.0m). Double bowl sink unit set in tiled work surface with drawers, cupboards and *"Bosch"* dishwasher under. Matching range of wall mounted cupboard units with concealed lighting under, and fitted tall cupboard unit. Centre light and 3 wall lights. Vertical blinds. Double glazed sliding patio door with vertical blinds to;

Conservatory: 9'3" x 9'2", (2.8m x 2.8m). Polycarbonate roof. Vertical blinds. TV point. Twin double glazed door to outside.

First Floor:

Landing: Full height double glazed window with vertical blinds. Hatch to roof space.

Master Bedroom: 15'10" x 10'5", (4.8m x 3.2m). A double aspect room with fine rural views across water meadows within the Wensum Valley. Freestanding double wardrobe cupboard. Vertical blinds.

Bedroom 2: 12'9" x 9'2", (3.9m x 2.8m). Lovely open views. Tiled hanging recess. Laminate floor. Telephone point. Vertical blind.

Bedroom 3: 10'5" x 10'0", (3.2m x 3.0m). Open rural views. Vertical blinds.

Fully tiled Bathroom: White suite of panelled bath with mixer tap, pedestal hand basin and low level WC. Airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving.

Outside: A concrete drive offering **ample off street parking** leads to a detached, brick and built-up felt, flat roofed **Garage, 18'0" x 9'5", (5.5m x 2.9m),** with up & over door, concrete floor, electrical connection, personal door and adjoining **Store.**
Close to the front door is a paved and gravelled area with a brick built barbecue.
On the South & West side of the property are good sized, well enclosed Gardens laid mainly to lawn with tall leylandii hedges, shrubs and trees.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: (01362) 656870.
Tax Band: D.

EPC: E





