



The Street, Dilham - NR28 9PT



## The Street

Dilham, North Walsham

NO CHAIN. Situated in the tranquil village of Dilham this SEMI-DETACHED COTTAGE offers a wealth of POTENTIAL both inside and out with works required to bring it back to its full potential. The home features a large entrance hallway suited for storage or a home office space with a LARGE SITTING ROOM and open fire, ideal for those cosy evenings. The rear of the home boasts a fitted kitchen alongside a separate UTILITY ROOM each backing onto the rear garden patio. The first floor landing gives way to a THREE PIECE FAMILY BATHROOM suite with THREE GENEROUS BEDROOMS each benefitting from uPVC DOUBLE GLAZED WINDOWS. The rear garden is GENEROUS in size, predominantly laid to lawn and backing onto farmed fields this space is perfect for enjoying the warmer months with space remaining to accommodate a POTENTIAL EXTENSION (stp) if required with OFF ROAD PARKING to the front of the home also.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Semi-Detached Cottage
- Fantastic Potential Both Internally & Externally
- Large Sitting Room With Open Fire
- Kitchen Leading To Utility Room
- Three Well Proportioned Bedrooms
- Large Garden Backing Onto Farmed Fields
- Off Road Parking

The village of Dilham encapsulated Norfolk's charm and gives the ideal retreat from a busy lifestyle with many historic buildings while only being only 4 miles from neighbouring North Walsham with a range of shopping facilities and eateries as well as a train station with Norwich being only 12 miles away also. There are many schools nearby mainly in Worsted and East Ruston with GP practises in nearby Stalham.

#### SETTING THE SCENE

The property is set back from the street where a low level brick wall gives way to a shingle frontage allowing off road parking for multiple vehicles.



## THE GRAND TOUR

Once inside, a generously sized entrance lobby is laid with all tile flooring giving a multitude of potential options here, namely further storage spaces or potential for a home office or reading area. Stairs for the first floor can be found within this space as well as a wall mounted storage heater with the main living space coming to the left hand side. To the left a large and open sitting room is laid with all carpeted flooring giving more than enough room for a potential choice of layout of soft furnishings, whilst a feature red brick fireplace currently houses a cast iron wood burning fire with tiled hearth and solid mantle with the room remaining incredibly well lit courtesy of uPVC double glazed windows at the very front. To the rear, the floor space opens up in the form of a kitchen and breakfast room with a mixture of wall and base mounted storage units accompanied by open work surfaces with space remaining for further free standing white goods and appliances. The flooring opens up to the left hand side of the room creating the ideal space for a breakfast table sat in front of an access door to the rear garden whilst the adjacent side of the home offers a utility area with plumbing for a washing machine and tumble dryer with secondary door into the rear garden.

The first floor landing splits in each direction to take you into each of the three bedrooms as well as the three piece family bathroom suite complete with uPVC double glazed frosted windows. The smaller of the bedrooms can be found just as you round the stairs creating the ideal single bedroom, home office or nursery space whilst the first of the double bedrooms sits at the very rear of the home overlooking the rear garden and neighbouring farmed fields, leaving more than enough room for a double bed with additional storage solutions. The main bedroom is incredibly generous in size for a property of this style with large open flooring more than capable of hosting a double bed with further soft furnishings and storage solutions- again with all uPVC double glazed windows to the front of the home.

## FIND US

Postcode : NR28 9PT

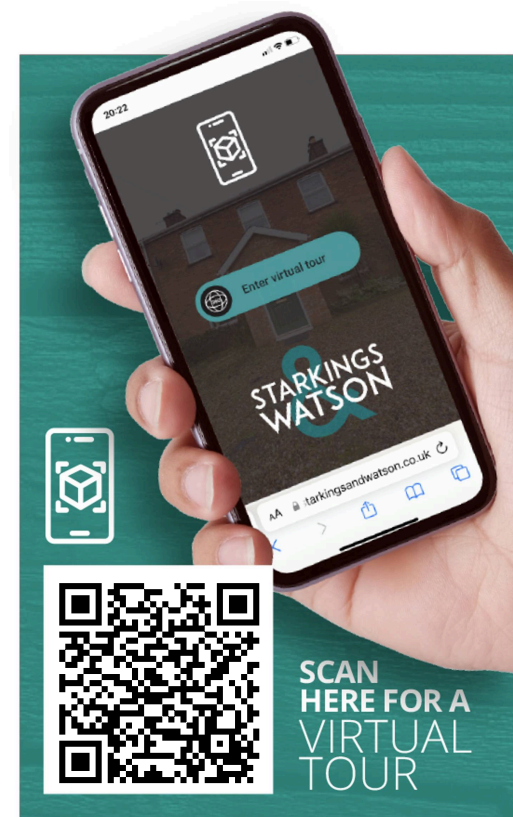
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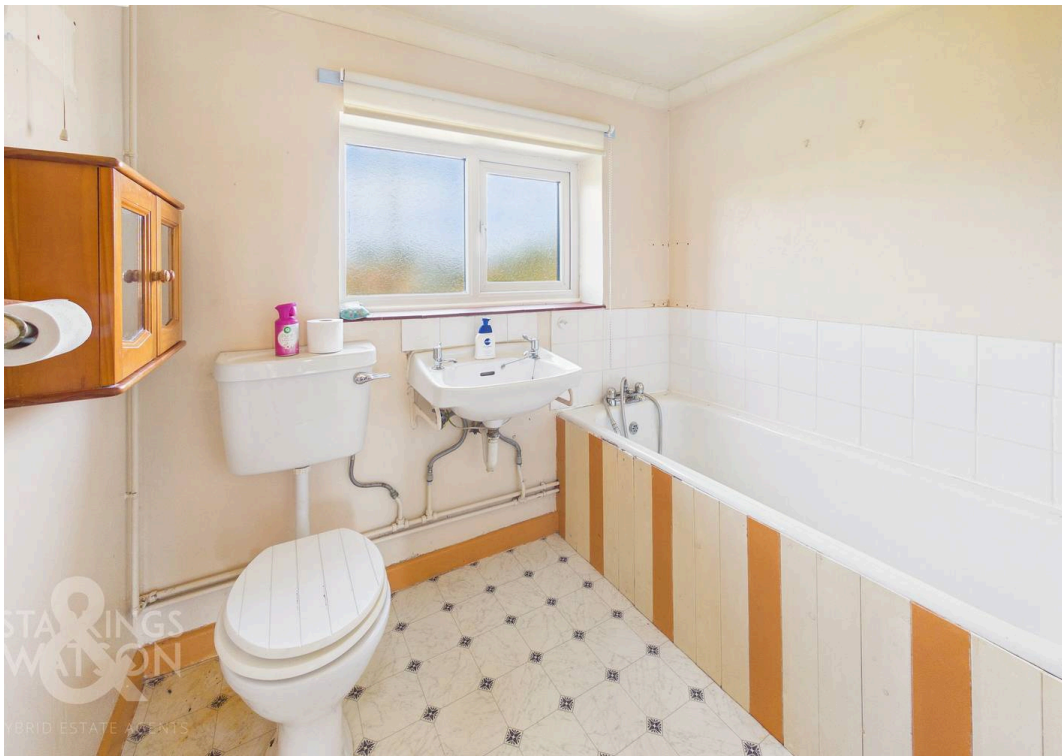
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

We have been made aware that a recent survey has raised an issue with the septic tank serving the property which has been accounted for within the potential sale figure.



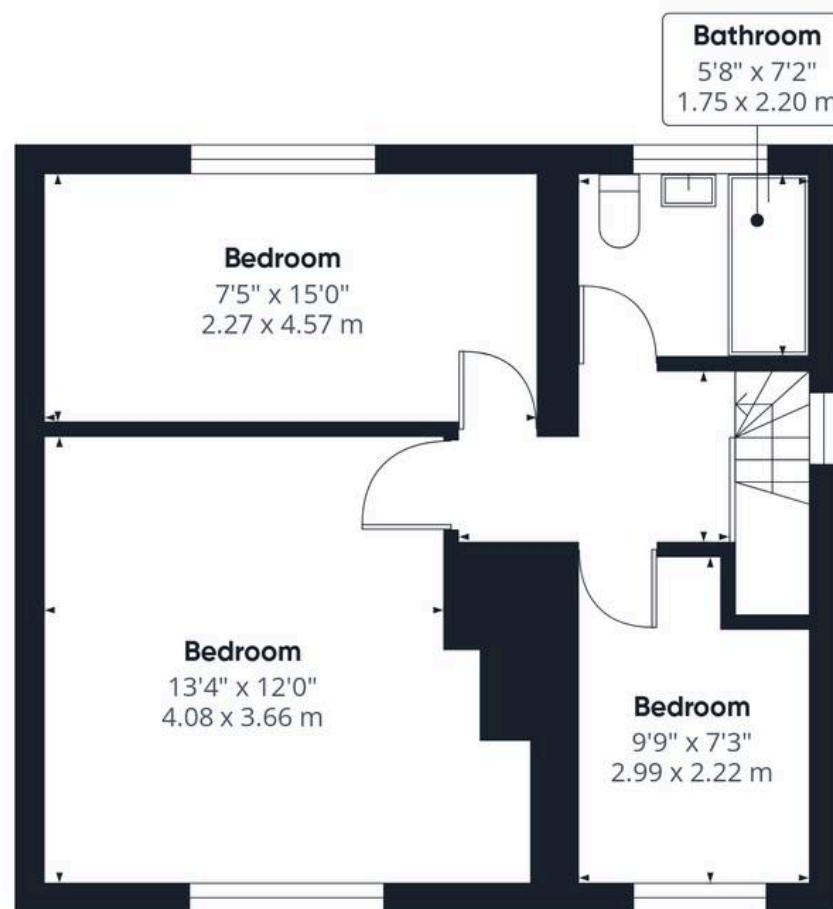
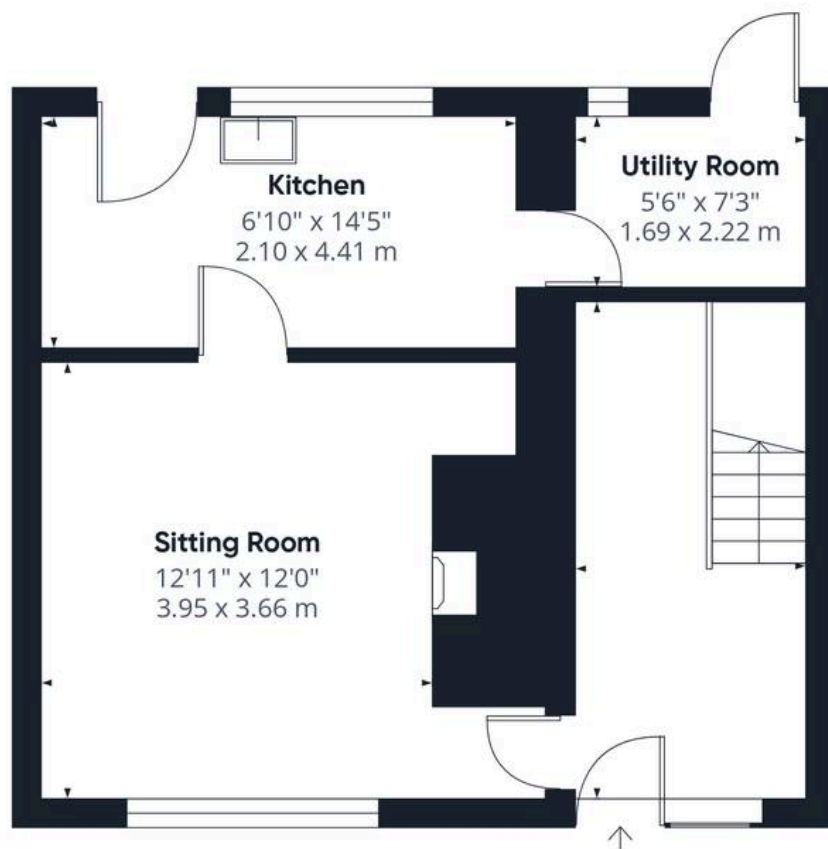




## THE GREAT OUTDOORS

The rear garden much like the inside of the property offers a multitude of potential where initially a flagstone patio reaches out from the rear of the property towards an external brick storage building. From here gentle steps take you up towards a mature lawn space with colourful planted borders, well established shrubbery and flowering trees with a large open lawn space perfect for those seeking a private haven to enjoy the warmer months.





**Approximate total area<sup>(1)</sup>**  
859 ft<sup>2</sup>  
79.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.