



**The Old Toll House, Swaffham Road, Wending Dereham, NR19
2LY**

welcome to

The Old Toll House, Swaffham Road, Wendling, Dereham

>> NO ONWARD CHAIN! A detached 4-bed bungalow in a non-estate village, set on a glorious plot with superb gardens, ponds & countryside views surrounding. Spacious, versatile & full of potential. Easy access to A47 routes and boasting 2 reception rooms & ample parking!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, radiator, doors opening to all bedrooms and opening to;

Lounge

18' 4" x 10' (5.59m x 3.05m)

Fitted carpet flooring, central log burner with tiled hearth and exposed brick surround, radiator, two double glazed windows to side aspect and door opening to;

Inner Hallway

Fitted carpet flooring, door opening to kitchen and further door opening to;

Dining Room

11' 3" x 10' 2" (3.43m x 3.10m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

Kitchen

14' 8" x 12' 2" (4.47m x 3.71m)

A wide range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 sink with mixer tap, tiled splashbacks, space for electric cooker, extractor hood, space for fridge freezer, space for dishwasher, space for washing machine, tiled flooring, radiator, double glazed window to side aspect and door opening to;

Rear Lobby

Fitted carpet flooring, double glazed external door opening to the side aspect, door opening to shower room and further door opening to;

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, tiled splashbacks, tiled flooring, airing cupboard housing hot water tank, radiator and double glazed obscure glass window to rear aspect.

Separate Shower Suite

One piece suite comprising walk-in shower cubicle, tiled walls and tiled flooring.

Bedroom One

13' x 8' 10" (3.96m x 2.69m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and double glazed bay window to side aspect.

Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to side aspect.

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Four

10' x 7' 2" (3.05m x 2.18m)

Fitted carpet flooring, radiator and double glazed window to

External

The front of the home is enclosed by brick walling with gated entry leading to the main entrance. A shingle driveway to the side leads to the driveway which provides ample off-road parking for up to 4 cars.

The property is set on a generous plot and boasts a truly fantastic, fully enclosed, wrap-around rear garden - perfect for relaxing, entertaining, or simply enjoying outdoors. Stretching across the rear, the garden features a well-maintained lawn, patio areas, and a shingle section. Beautifully stocked with a variety of mature plants and established trees, the garden is rich in colour and texture throughout the seasons. Two tranquil ponds add a peaceful, natural charm to the space. Additional highlights include a storage shed and a greenhouse, offering practicality for garden enthusiasts.

Location

Wendling is a sought after mid-Norfolk village boasting a peaceful setting throughout with surrounding countryside views and walks. Benefiting from being just a short drive away from Scarning, Little Fransham offering local amenities. Dereham and Norwich City Centre are easily accessed too from great transport links, both of which offer an abundance of amenities such as shops, supermarkets, restaurants and schools for all ages making it a fantastic location.



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welcome to

The Old Toll House, Swaffham Road, Wendling

- Detached Bungalow With 4 Adaptable Bedrooms
- No Onward Chain!
- Set On A Generous Plot With Excellent Scope For Enhancement
- Ideal For Modernisation And Personalisation
- Charming Lounge With Central Wood Burner

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£295.000



directions to this property:

From Dereham town centre take the old A47 Westwards towards Swaffham. Pass through Scarning village and continue to Wendling. The property will be found on the right-hand-side just past the telephone box, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115495 - 0007

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