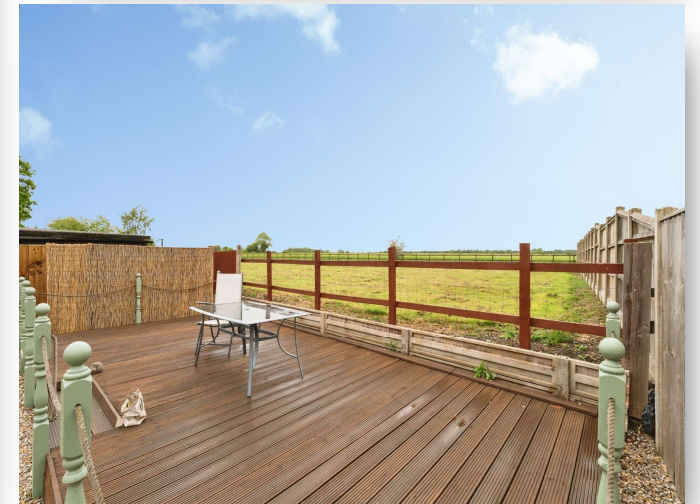


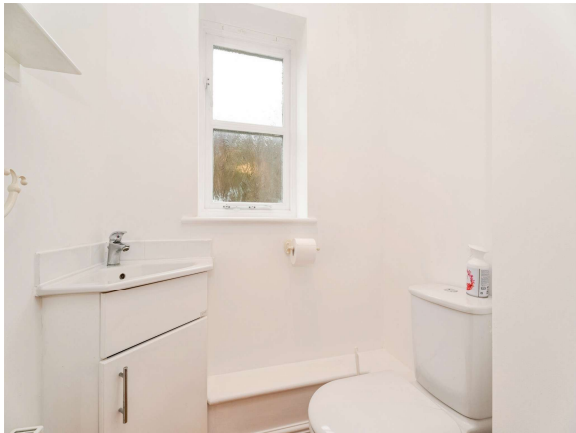


The Street, Hindolveston, Dereham, NR20 5AS

welcome to

The Street, Hindolveston, Dereham

NO ONWARD CHAIN Spacious four double bedroom detached home in Hindolveston with stunning field views, generous kitchen/diner, lounge with wood burner and impressive 33ft top-floor room. Offering driveway, garage and garden, for easy countryside living. Ideal family home ready to enjoy.



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.

Accommodation

Entrance Hall

Laminated flooring. Door to the front leading into the lounge. Stairs to first floor landing. Telephone point, Radiator.

Cloakroom

Laminated flooring. Fitted with WC and wash hand basin. Double-glazed window to the side. Radiator.

Lounge

Laminated flooring. Wood burner. Wall lights. Double-glazed windows to the front and side. Radiator.

Kitchen/Dining Room

Tiled flooring. Fitted with eye level oven, cooker hood and electric hob. Space for fridge freezer. Built in dish washer. 1 and a half stainless steel sink bowl and drainer. Tiled splashbacks. French door to the rear leading onto patio area and rear garden. Double-glazed window to the rear.

Utility

Tiled flooring. Plumbing for washing machine. Washing space, Wash basin. Stainless steel sink. Tiled splashbacks. Oil central heating boiler. Plumbing for washing machine. Extractor fan. Door to the rear leading to rear garden. Double-glazed window to the rear. Radiator.

First Floor Landing

Carpeted flooring. Stairs to the front. Eaves storage and cupboard. Double-glazed windows to the front and side. Radiator.

Bedroom One

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

En Suite

Carpeted flooring. Fitted with WC, shower cubicle, wash hand basin and extractor fan. Two cupboards. Double-glazed window to the rear.

Bedroom Two

Second Floor. Carpeted flooring. Skylight window to the rear. Radiator.

Bedroom Three

Carpeted flooring. Built in wardrobe. Double-glazed window to the front. Radiator.

Bedroom Four

Carpeted flooring. Built in wardrobe. Double-glazed window to the rear with field views. Radiator.

Bathroom

Carpeted flooring. Fitted with WC, wash hand basin, bath with mixer taps and shower over. Extractor fan. Towel rails. Part tiled walls. Airing cupboard and water tank. Double-glazed window to the rear.

Front Garden

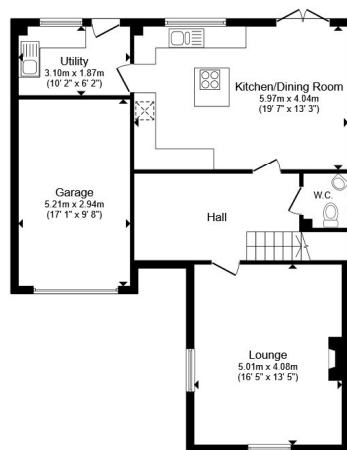
Gravelled driveway. Laurel bushes.

Rear Garden

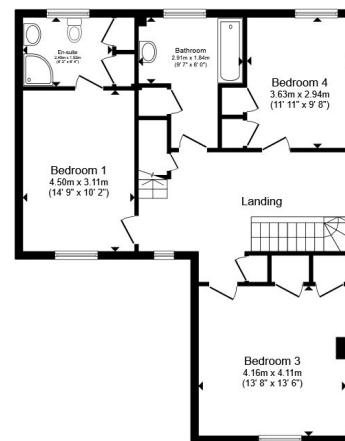
Patio area. Decking to the rear. Shed. Part laid to lawn. Fully fenced.

Outbuilding

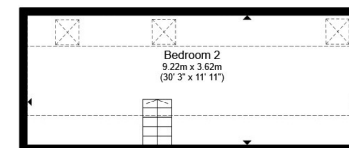
Single garage with electric up and over door. Has power and light.



Ground Floor



First Floor



Second Floor

Total floor area 196.8 m² (2,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

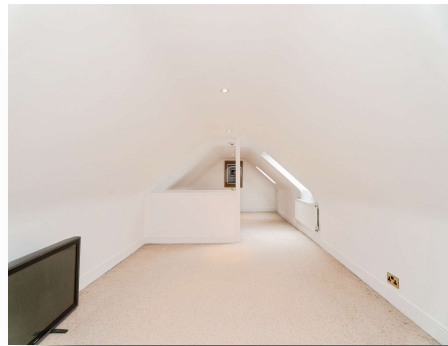
The Street, Hindolveston, Dereham

- Four bedroom detached house.
- Lounge with wood burning stove.
- Spacious kitchen/diner with garden access.
- Enclosed garden with raised decking area.
- No onward chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108797



Property Ref:
FKM108797 - 0006

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.

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.



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