

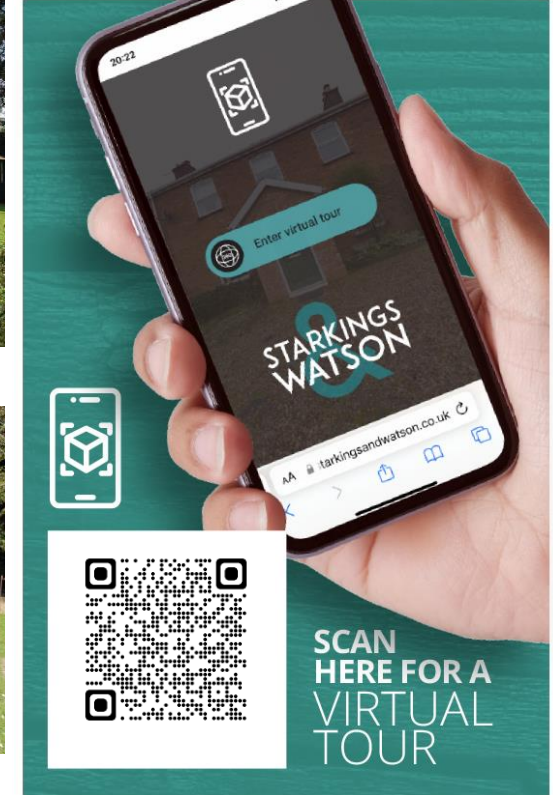
FULMODESTON ROAD

Hindolveston, Dereham NR20 5BS

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Substantial Detached Home
- Approx. 1938 Sq ft (stms)
- Annexe or Home Office Potential
- 28' Family/Dining Room
- Bathroom, Two Shower Rooms & Cloakroom
- Four Double Bedrooms & Dressing Room
- Gardens to Front & Rear
- Garage & Secure Gated Parking

SUBSTANTIAL ACCOMMODATION and ANNEXE spanning over 1938 Sq ft, twinned with a GENEROUS PLOT of approximately 0.25 ACRES (stms). Situated in the COUNTRYSIDE VILLAGE OF HINDOLVESTON, this DETACHED HOUSE is perfect for FAMILIES looking for an ESCAPE TO THE COUNTRY. There is even scope to WORK FROM HOME with the EXTENSION which has been added to the rear, and the part conversion of the garage which has made into an ANNEXE BEDROOM with its own access and SHOWER ROOM. When stepping inside the front door, you are greeted by a GENEROUS ENTRANCE HALL with the stairs to the first floor, STUDY/BEDROOM, cloakroom, SITTING ROOM with CENTRAL FIREPLACE and double doors that open to the FAMILY/DINING ROOM spanning 28' and FLOODED WITH NATURAL LIGHT and kitchen. Heading upstairs, FOUR BEDROOMS can be accessed off landing of which ONE is currently used as a DRESSING ROOM and one is EN SUITE, along with a FAMILY BATHROOM.

LOCATION

Hindolveston is a rural countryside village with walks in abundance and a long history. Mentioned in the Domesday Book of 1086 with a name theorised to have come from Anglo-Saxon language that is translated to "farmstead belonging to a man called Sword-wolf". Hindolveston is 11 miles from Dereham with its wide range of shops, schools and facilities. Foulsham is in the Reepham High School catchment area. It's 30 miles from King's Lynn with its direct rail link to Cambridge and London and just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport.

DIRECTIONS

You may wish to use your Sat-Nav (NR20 5BS), but to help...Leave Norwich on the A1067 Fakenham Road and follow for approximately 18 miles through the villages of Lenwade, Sparham, Bawdeswell and Foxley. When leaving Foxley there is a right hand turn onto Hags Lane which becomes Foxley Road and heads through the village of Foulsham. Leaving Foulsham on Hindolveston Road continue along turning right at the end onto Fulmodeston Road and the property can be found on the right hand side.

Set behind a five bar gate and high level hedging, this property is secure and screened from the road with a hard standing driveway underfoot. There is ample parking within the gates, access to the garage and main property.

Obscure glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing with under stairs storage space, doors to:

DOUBLE BEDROOM/STUDY

12' x 11' 3" (3.66m x 3.43m) Wood effect flooring, radiator, uPVC double glazed window to front, door to kitchen, television and telephone points.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, vinyl flooring, chrome heated towel rail, uPVC obscure double glazed window to rear.

SITTING ROOM

22' 7" x 12' (6.88m x 3.66m) Feature gas fire place with tiled hearth, wood effect flooring, radiator, television and telephone points, smooth coved ceiling, double doors to:

FAMILY/DINING ROOM

28' x 9' 5" (8.53m x 2.87m) Vinyl flooring, radiator x2, uPVC double glazed full height windows and French doors to rear, smooth vaulted ceiling with Velux windows, opening to kitchen, door to:

DOUBLE BEDROOM

19' 8" x 10' 10" Max. Of Irregular Shape. (5.99m x 3.3m) Fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, smooth ceiling with recessed spotlighting and extractor fan, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled walls and flooring, chrome heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting and extractor fan.

KITCHEN

11' 11" x 10' 9" (3.63m x 3.28m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and built-in electric eye level double oven with extractor fan,



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dishwasher and fridge freezer, tiled flooring, radiator, door to bedroom/study, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, chrome heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

12' 1" x 11' 11" (3.68m x 3.63m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, tiled splash backs and flooring, smooth ceiling with extractor fan.

DOUBLE BEDROOM

11' 11" x 10' 4" (3.63m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe.

DOUBLE BEDROOM

12' 2" x 11' 4" (3.71m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to front and side, smooth ceiling.

DRESSING ROOM/BEDROOM

7' 10" x 6' 5" (2.39m x 1.96m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

OUTSIDE REAR

Stepping out of the Garden Room/Family Room doors, a patio extends along the back of the house with access leading to the utility room and alongside the property to the frontage. Beyond the patio, a generous lawn can be found with trees and hedging strategically placed to keep the gardens private. With well stocked flower bedding, space for a vegetable patch and all manner of childrens activities this garden has space for all the family.

GARAGE

17' 1" x 9' 8" (5.21m x 2.95m) Up and over door to front, floor standing oil fired central heating boiler and space for tumble dryer, power and lighting.

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.

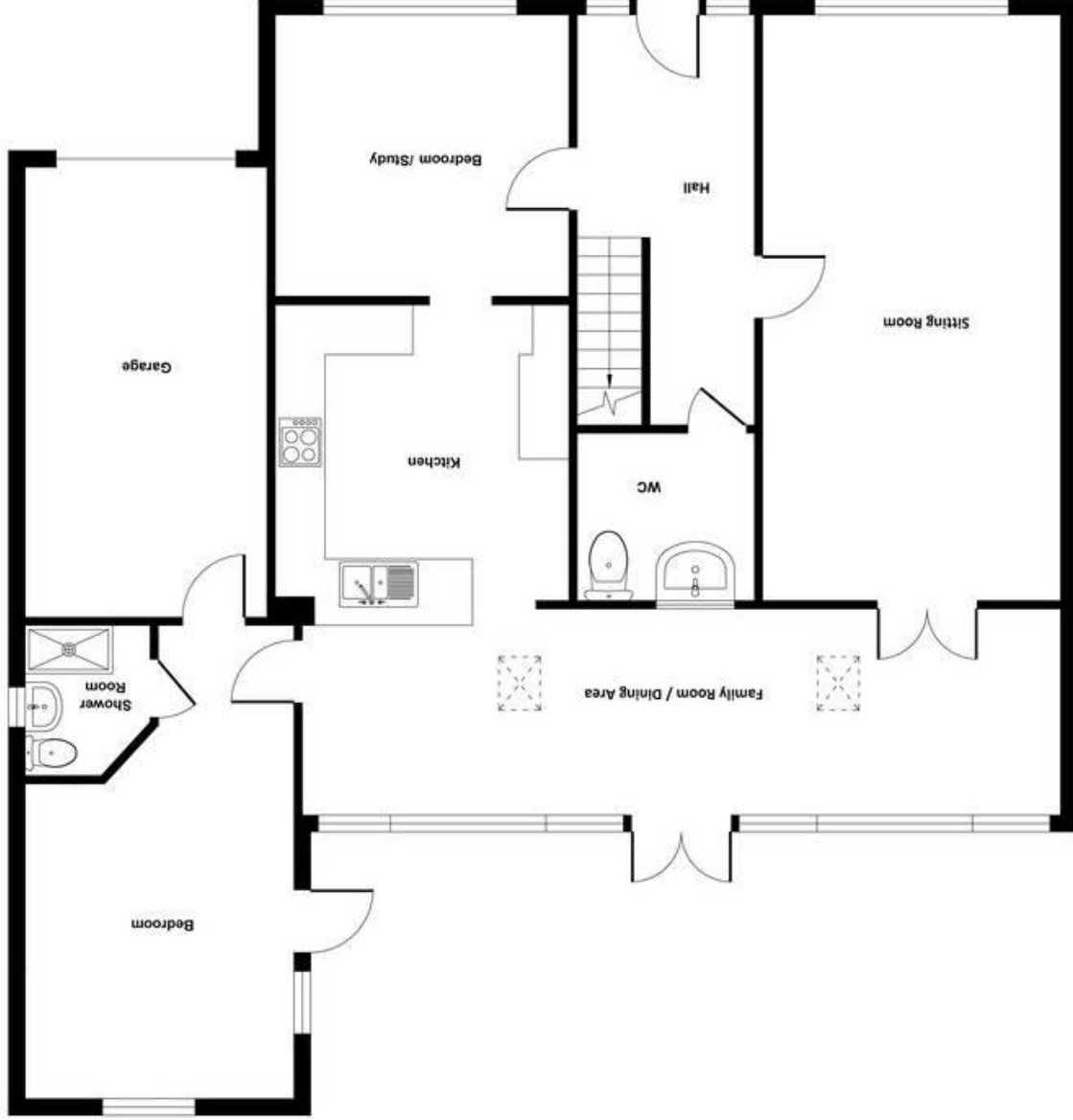
Price:



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Ground Floor
Approximate Floor Area
1203 sq. ft.
(111.76 sq. m)



Approx. Gross Internal Floor Area 1938 sq. ft / 180.04 sq. m

First Floor
Approximate Floor Area
735 sq. ft.
(68.28 sq. m)

