



30 Church Lane, Hindolveston

Offers Over £270,000

30 Church Lane

Hindolveston, Dereham

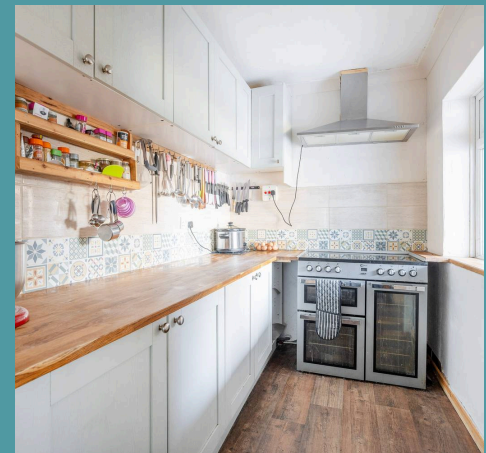
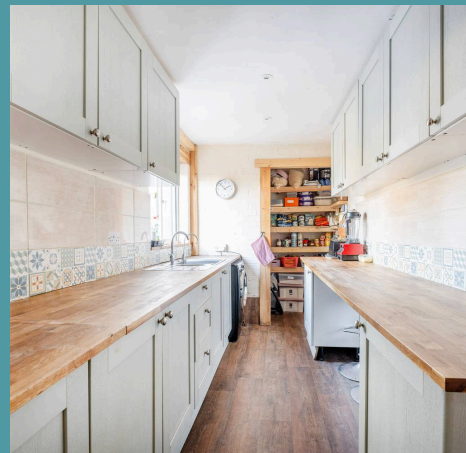
This semi-detached ex-local authority home exudes a unique blend of traditional charm and modern upgrades, seamlessly integrating eco-conscious design elements. Showcasing an open-plan sitting/dining room, a refurbished kitchen, three double bedrooms and a family bathroom. A highlight of the home is its generous-sized plot, featuring a large workshop and a log cabin that can be flexible to suit your requirements. Don't miss the chance to acquire this home and experience the lifestyle it has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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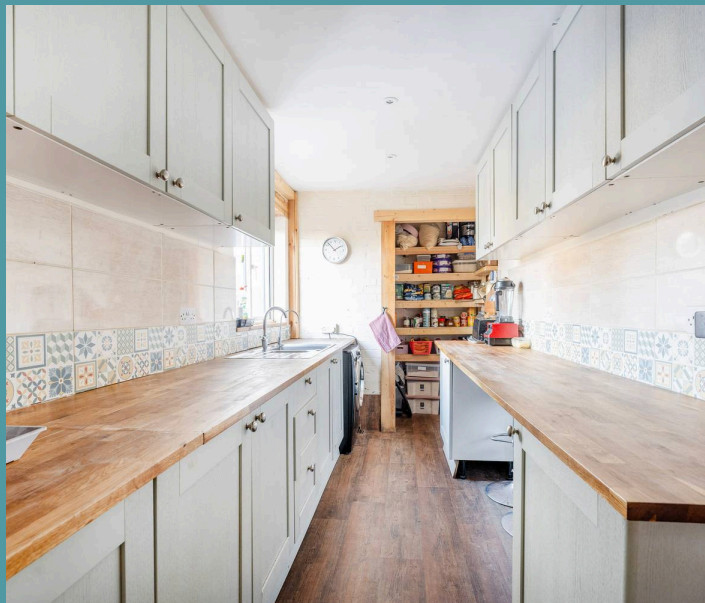
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Location

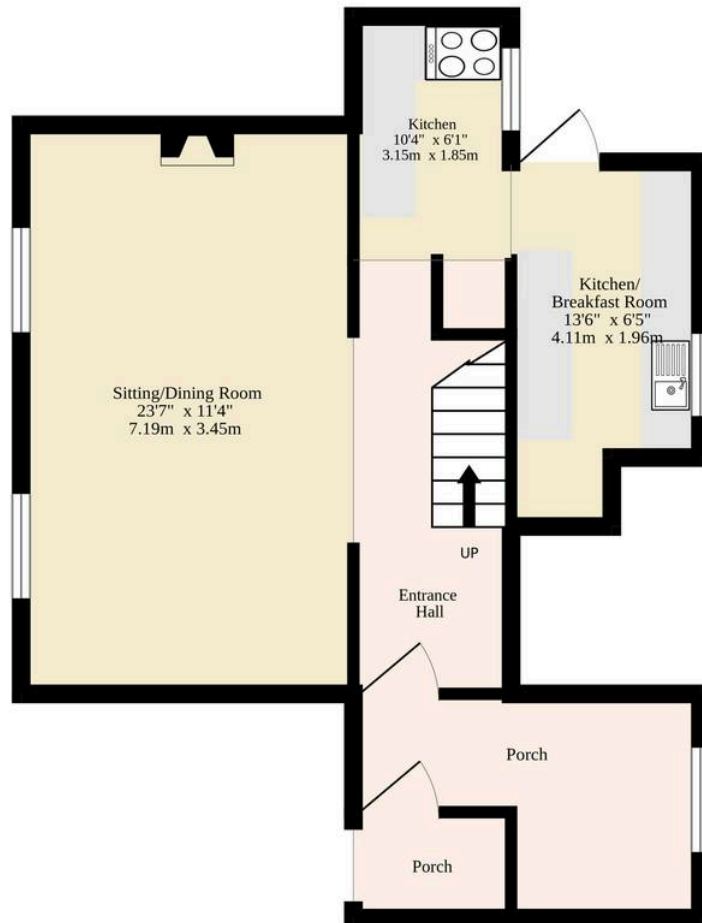
Hindolveston is a quaint village nestled in the heart of the countryside, offering a tranquil rural setting. The nearby village of Foulsham, just 2.5 miles away, provides essential amenities including a shop, village hall, primary school, and the Queens Head pub. Reepham, located 4 miles away, is another convenient option, while the market towns of Fakenham and Dereham, around 12 miles distant, offer a wider variety of shops, supermarkets, restaurants, a cinema, a golf course, and leisure facilities. This combination of peaceful surroundings and easy access to local and regional services makes Hindolveston an ideal location for those seeking a serene yet connected lifestyle.

Church Lane

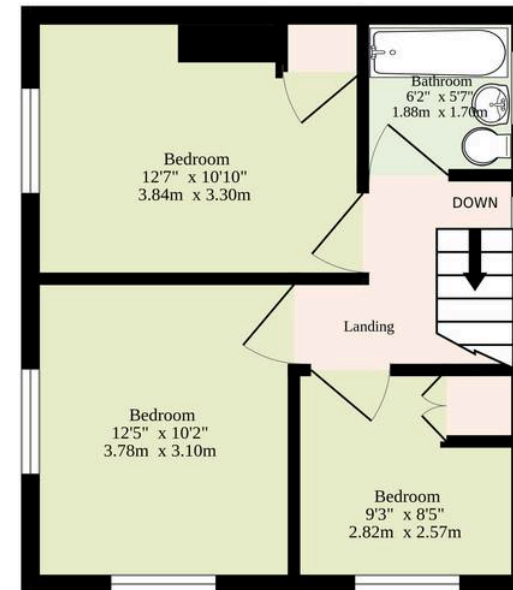
Welcome inside, where you are greeted by a single-storey haybale porch, suitable for storing your outdoor wear and a small seating area. You'll immediately be drawn to the rustic design that flows throughout the residence, obtaining the



Ground Floor
649 sq.ft. (60.3 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



Sqft Does Not Include The Garage And Storage Sheds

TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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