



**Pepperpot Cottage Playingfield Drive, Whissonsett  
Dereham NR20 5ST**

**welcome to**

**Pepperpot Cottage Playingfield Drive, Whissonett Dereham**

Charming three-bedroom cottage tucked away in Whissonett, full of character and offering a spacious garden ideal for growing produce. Perfect as a first home, holiday let or next step, combining rural charm, practical living and a peaceful setting in a desirable Norfolk location.



## Accommodation

### Entrance Hall

Tiled flooring. New composite door. Window to the side.

### Lounge/Dining Room

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

### Kitchen

Tiled flooring. Fitted with base and wall units, oak worktops, oven, electric hob and extractor, porcelain sink and drainer. Tiled splashback. Space for fridge freezer and washing machine. Wooden window and door to the rear. Radiator.

### Bathroom

Vinyl flooring with part tiled walls. Fitted with WC, wash hand basin and bath with electric shower over. Built in cupboard. Window to the rear. Radiator.

## First Floor

### Bedroom One

Carpeted flooring. Fitted wardrobe. Cupboard with boiler. Double-glazed window to the front. Radiator.

### Bedroom Two

Carpeted flooring. Cottage double-glazed window to the rear. Radiator.

### Bedroom Three

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

## Outside

### Rear Garden

Courtyard garden and separate garden to the rear and left side.

## Outbuilding

Summer house and shed.

## Agent Notes

Private Right of Way: Neighbouring access for oil tank.

Oil Heating.

No allocated parking however the vendor has advised us that they park by the playingfield.



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welcome to

## Pepperpot Cottage Playingfield Drive, Whissonett Dereham

- Three Bedroom Character Cottage
- Tucked-away village location
- Spacious detached garden
- Full of charm and original character
- Suitable for first-time buyers or holiday let

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

# £260,000



directions to this property:

WHAT3WORDS: ///constants.clinic.blacked



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108807 - 0004

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william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)