



Fulmodeston Road, Hindolveston, Dereham, NR20 5BS

welcome to

Fulmodeston Road, Hindolveston, Dereham

Welcoming this 3 bed semi-detached village home with field views to front and rear. Featuring a woodburner lounge, spacious kitchen/diner, luxury bathroom and generous garden, plus ample driveway parking. Offering countryside living with space, character and potential to make it your own!



Agents Note

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.

The property is subject to a 157 Norfolk Restriction, where the buyer must have lived or worked in Norfolk for a minimum of three years.

Hall

Door to the front and stairs to the first floor.

Lounge

13' 3" x 10' 10" (4.04m x 3.30m)

Wood burner, radiator, window to the front and side.

Kitchen

9' 6" x 7' 9" (2.90m x 2.36m)

Kitchen with wall and base units, oven, hob, extractor over, stainless steel sink with drainer, space for washing machine and fridge/freezer, tiled splash back and window to the rear.

Dining Room

10' 9" x 9' 8" (3.28m x 2.95m)

Radiator and window to the front.

Landing

Window to the rear.

Bedroom One

13' x 10' 10" (3.96m x 3.30m)

Radiator, window to the front and rear.

Bedroom Two

10' 10" x 10' 3" (3.30m x 3.12m)

Radiator and window to the front.

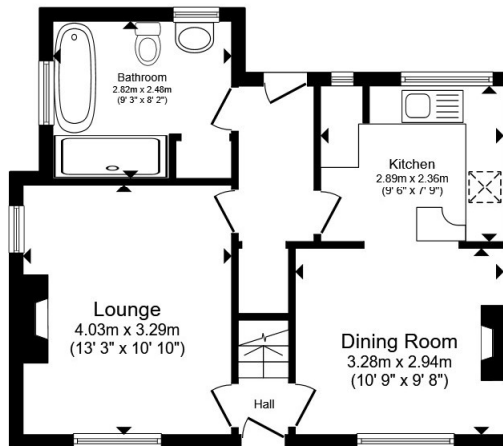
Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

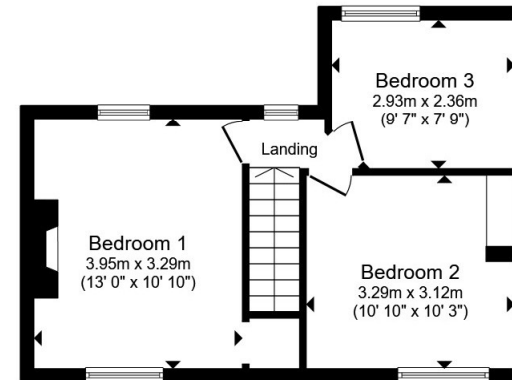
Window to the rear.

Bathroom

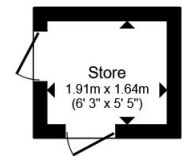
Suite comprising roller bath, shower cubicle, WC, wash hand basin, window to the side and rear.



Ground Floor



First Floor



Outbuilding

Total floor area 81.5 m² (877 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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**Fulmodeston Road, Hindolveston,
Dereham**

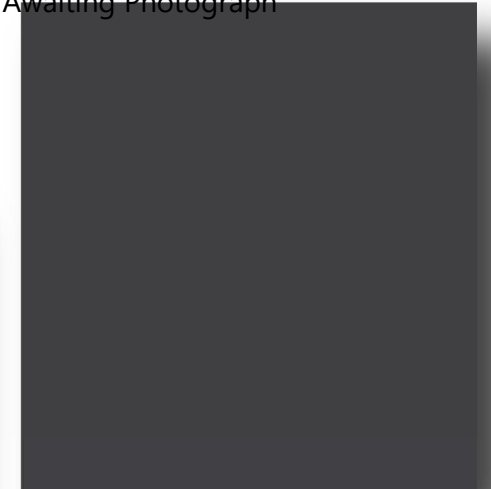
- THREE BEDROOM SEMI DETACHED HOUSE
- RURAL LOCATION
- GENEROUS DRIVEWAY
- WOOD BURNING STOVE
- DOWNSTAIRS BATHROOM WITH FREESTANDING BATH AND WALK IN SHOWER

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230 000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108712 - 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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