



Church Lane, Bintree. NR20 5NJ.

Offers sought in the region of

£280,000

Freehold

Well presented Ex-Local Authority semi-detached House, with oil fired central heating, double glazing, "Hacker" fitted kitchen/dining room, 3 bedrooms, Garage, ample parking space for several cars/ caravan/boat/etc, and good sized, well enclosed rear Garden.

The property is situated in the quiet village of Bintree, close to the village church and walking distance of the village park.

The property comprises:

On the Ground Floor: Entrance Hall, Sitting room, Fitted kitchen/dining room, Utility room and Bathroom

On the First Floor: Landing, 3 bedrooms.

Outside: Ample parking space and detached Garage. Small, lawned front Garden. Good sized rear Garden with lawn and wide patio area.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

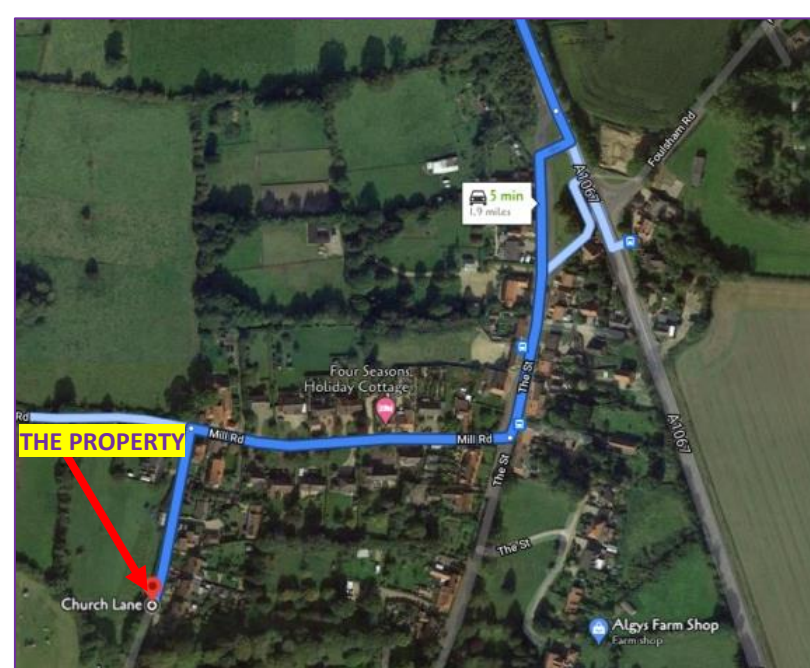
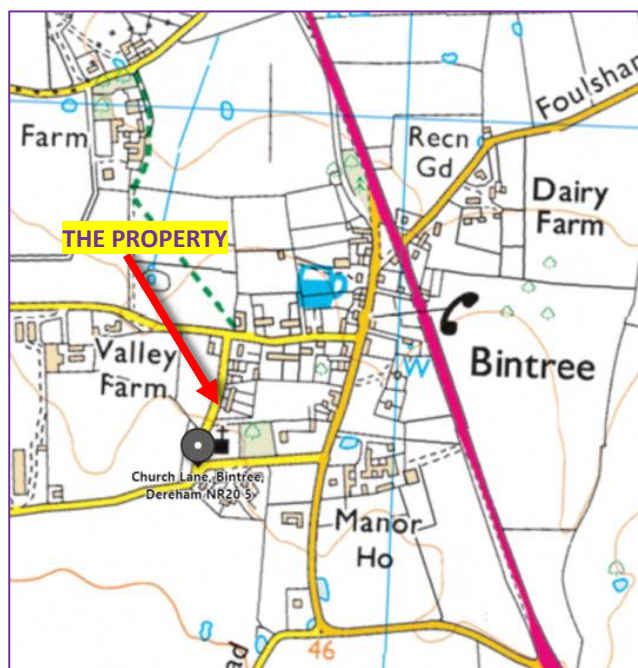
Directions: From Fakenham take the A.1067 towards Norwich. At 8 miles bear right into Bintree village street. Turn right into Mill Road, and then left into Church Lane. The property is on the left, just before the Church.

Location: Bintree is a small, attractive village with an historic Church, playing field and nearby nature reserve. There is a good range of shops and a Garden Centre in the nearby village of Bawdeswell, and the village is in the Reepham High School catchment area. The Market Towns of Dereham and Fakenham are 8 and 9 miles distant respectively, and further excellent shopping, educational and leisure facilities are available in the fine City of Norwich, (15 miles). The popular North Norfolk Coast is within easy motoring distance.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: (01362) 656870. **Tax Band:** "B".

EPC: D.



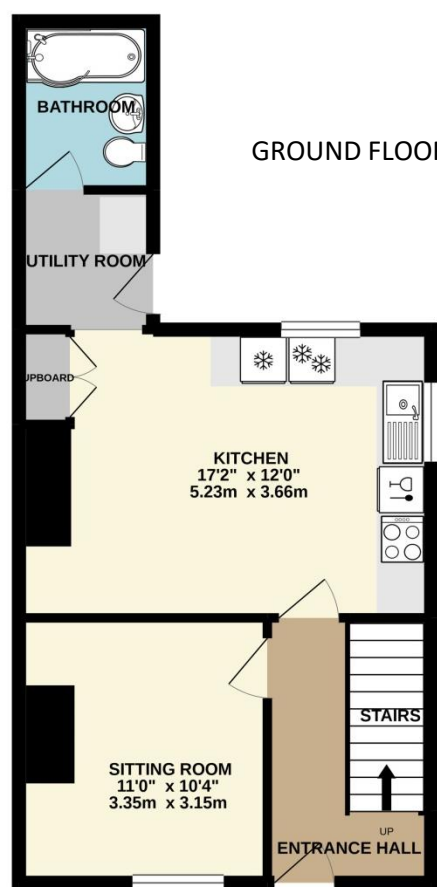
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

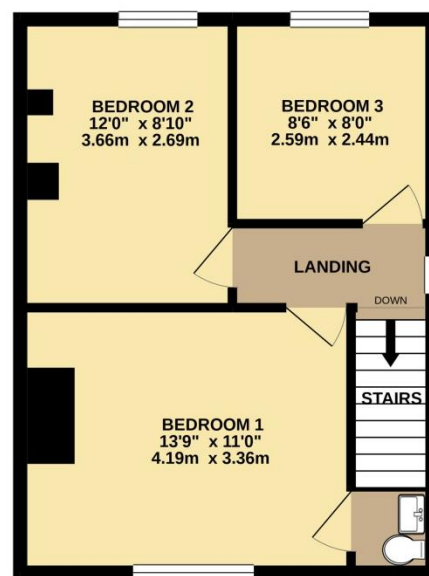
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GROUND FLOOR



FIRST FLOOR



Ground Floor:

Canopy Entrance Porch: with part stained glass door to;

Entrance Hall: Coved ceiling.

Sitting room: 11'0" x 10'4", (3.4m x 3.1m). Fireplace with fitted electric fire. TV point. Picture rail. Coved ceiling

Fitted Kitchen: 17'2" x 12'0", (5.2m x 3.6m). Ceramic sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards drawers, "Bosch" dishwasher, refrigerator and freezer under. Built-in "Zanussi" 4 ring electric hob unit with oven under, and stainless steel and glass extractor hood over. Matching range of wall mounted cupboard units. Fitted shelves. Built in double cupboard with cupboards over. Spot lights. Coved ceiling. Vinyl floor.

Utility Room: Fitted work surface with tiled splashback, and appliance space with plumbing for washing machine under. Hatch to roof space. Half glazed door to rear garden.

Bathroom: White suite of panelled bath with tiled surround, mixer tap and shower over. Pedestal hand basin with pedestal mixer tap and tiled surround. Low level WC. Extractor fan. Ceiling recessed spotlights.

First Floor:

Landing: Hatch to roof space. Coved ceiling

Bedroom 1: 13'9" x 9'11", (4.2m x 3.4m). TV point, Farmland views to front.

En-suite WC: Low level WC with macerator. Hand basin with tiled splashback, and cupboard under.

Bedroom 2: 12'0" x 8'10", (3.4m x 2.7m). View over garden and Church Grounds.

Bedroom 3: 8'6" x 8'0", (2.6m x 2.4m). Dimmer switch. View over garden and Church Grounds.

Outside: Double timber gates lead to a wide gravelled drive and ample parking area and detached concrete block and tiled Garage 22'5" x 12'8" (6.8m x 3.8m) with up and over door, concrete floor, electrical connection and personal door.

To the front of the property is a small lawned garden.

Immediately to the rear is a wide paved and crazy paved patio area, and beyond is a good sized lawned garden with shrubs, gravelled area and leylandii.

Attached to the rear of the house is a **Boiler house** with "Grant" oil fired Combi central heating boiler and electric light. To the side is an aluminium framed lean to **Greenhouse 6'0" x 2'0" (1.8m x 0.6m)**. New oil tank.

