



This charming cottage is situated in the popular village of Bintree and is offered with no onward chain.

The property benefits from numerous renovation and refurbishment works carried out creating a modern yet characterful home.

Enter the cottage through a walled front garden with pathway and step into a welcoming living room featuring a wood burner, which makes a cosy focal point.

To the rear, a modern fitted kitchen provides practical and stylish space for everyday cooking and dining, including a handy storage pantry cupboard. Leading from the kitchen is a well-appointed ground floor bathroom, hallway and wooden stable door to the rear of the property.

Upstairs, the property offers two bedrooms, with the second bedroom accessed via the main bedroom.

Externally, there is a private and generous size enclosed rear garden ready to transform as desired or keep simple and has the benefit of off-road parking to the rear. Combining period charm with modern convenience, this delightful cottage enjoys an excellent village location within easy access to Norwich, local towns and the coast.

#### Services

Oil central heating. Mains drainage, electricity, and water are connected.

This property is being marketed by our Reepham office and the property reference is AR0260

**NB:** Various works have been undertaken by the current vendor and further works will be completed prior to completion. A list of these jobs can be obtained from the agent

**NB:** The vendor of the property has right of way via the neighbouring property (25a) to off-street parking and has pedestrian access via the bisected garden of No 27, for access to the oil tank and other services.



**NB:** It is noted on the title, that the original deeds were lost but a restrictive covenant states ‘The parts of the land affected thereby are subject to rights to take water from the pump and well on the property in favour of 33 The Street, Bintree, upon payment of a one fourth share of the expense of keeping the same in repair so far as the same still subsists.’ The current vendor has never contributed anything as the pump and well is no longer in use.

**NB:** We have been advised that the current owner purchased chancel repair indemnity insurance in 2022 with the purchase of the property. There is no known liability but the relevant information is not listed on the title register. Purchasers should be advised by their conveyancer on this matter when searches are conducted.

### Situation

Bintree is a small, attractive village located just 9 miles from the market town of Fakenham, 15 miles from Norwich and within approximately 30 minutes’ drive from the popular North Norfolk Coastline.

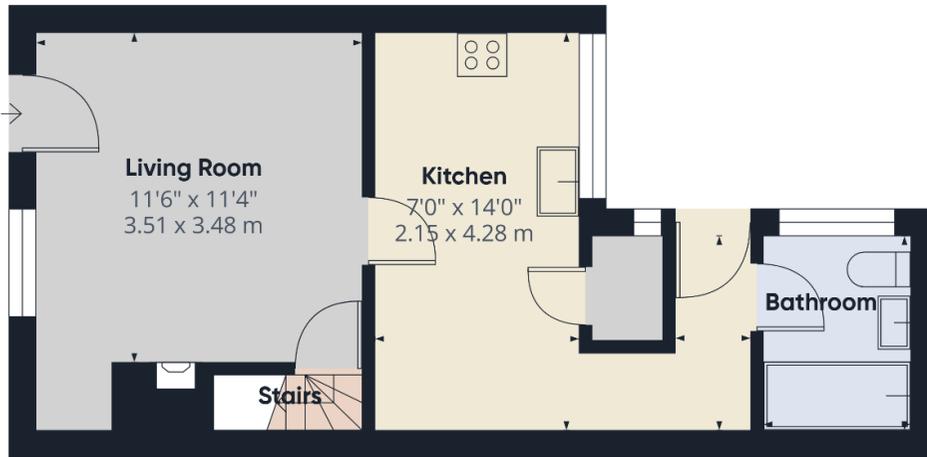
### Directions

To find the property leave Reepham market place and proceed towards Dereham. Go through the village of Bawdeswell and turn right onto A1067 (Fakenham Road) Continue for approximately 2.5 miles and turn left onto the Street. The property will be found on the left hand side clearly identified by Parsons and Company 'For Sale' board.

### For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



**PARSONS**  
COMPANY

Approximate total area<sup>(1)</sup>  
581 ft<sup>2</sup>  
53.9 m<sup>2</sup>

Reduced headroom  
21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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