



## 41 The Street, Bintree

£499,995

This beautiful detached family home offers generous and versatile living accommodation, perfectly suited to modern family life and set in a desirable position with lovely views to the rear. Set back from the road, the property enjoys an attractive frontage and a sense of privacy from the outset

The welcoming entrance leads to a spacious living room, ideal for relaxing evenings, while the separate dining room provides the perfect setting for entertaining family and friends.

The heart of the home is the spacious kitchen, thoughtfully designed with fitted appliances and a stylish breakfast bar, ideal for casual dining and busy mornings. A separate utility room adds practicality, complemented by a convenient ground floor cloakroom.

For those working from home, the dedicated office offers a quiet and productive space away from the main living areas. To the rear, a bright and airy sunroom overlooks the garden, creating a wonderful additional reception space to enjoy throughout the year.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern four-piece family bathroom suite, providing both comfort and convenience.

Externally, the well-maintained and enclosed rear garden offers a private and secure space for children, pets, or outdoor entertaining.

A superb opportunity to acquire a spacious and well-presented detached home in a sought-after setting, an early viewing is highly recommended.



## Services

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

NB: There is a vehicular right of way over the track from the road to the property. All the residents contribute a small amount towards the maintaining of the track when work is required.

## Situation

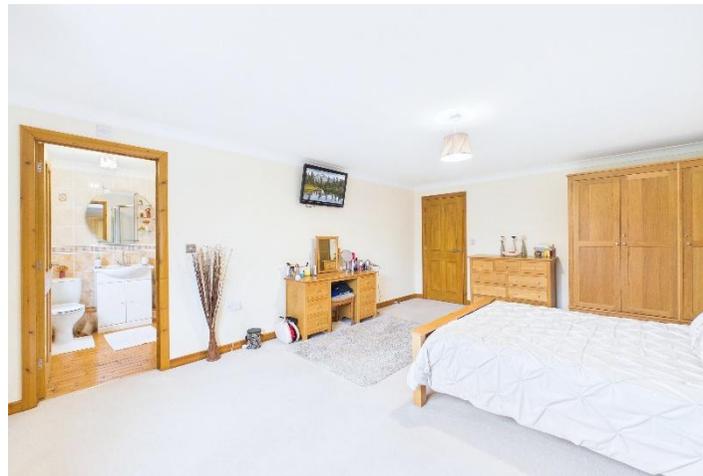
Bintree is a small, attractive village located just 9 miles from the market town of Fakenham, 15 miles from Norwich and within approximately 30 minutes' drive from the popular North Norfolk Coastline

## Directions

From Reepham Market Place proceed towards Dereham and continue on the B1145. Turn right onto A1067 (Fakenham Road). Continue to follow A1067. Turn left into the village of Bintree and proceed onto The Street. After a short distance turn left onto the village green space, where the property will be seen straight ahead.

This property is being marketed by our Reepham office and the property reference is AR0268.

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



Approximate total area<sup>(1)</sup>  
 2137 ft<sup>2</sup>  
 198.6 m<sup>2</sup>

Reduced headroom  
 61 ft<sup>2</sup>  
 5.6 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>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(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	

WWW.EPC4U.COM

**Dereham Office**

37 Quebec Street, Dereham, NR19 2DJ  
 01362 696895  
 post@parsonsandcompany.co.uk



**Reepham Office**

Market Place, Reepham, NR10 4JJ  
 01603 870473  
 info@parsonsandcompany.co.uk