



This detached bungalow has been recently refurbished and provides spacious accommodation in the popular village of North Elmham. With 3 bedrooms (2 doubles and 1 single), fitted kitchen with dining area, lounge, conservatory, loft room, bathroom, together with a garage, off road parking for up to 3 vehicles and a good sized rear garden.

Available: Mid-August 2025

Furnishing: Unfurnished

Council Tax: Band D

No smokers

No pets

Damage Deposit: £1,323.00

Holding Deposit: £264.00

Directions

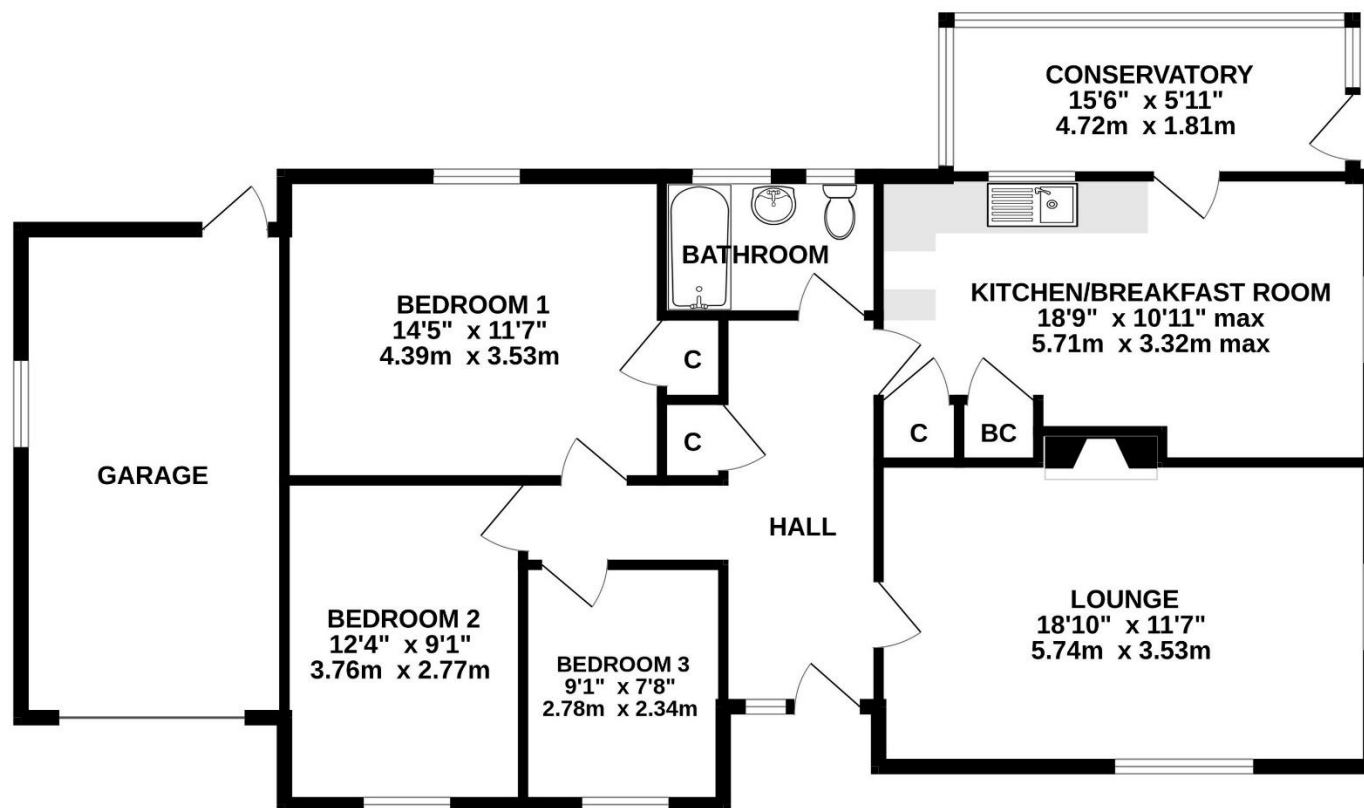
To find the property from Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel into Quebec Road. Proceed for 5 miles entering the village of North Elmham, and the property can be found on the right hand side, just after entering the 20 mph area in the village, where the property sits back from the road.

Situation

North Elmham is an attractive walled village, which is well served village with amenities. Located around 5 miles to the north of Dereham along the B1110, the village offers a Doctors surgery, primary school, two public houses (The Kings Head and The Railway Arms), and tennis club. The village further benefits from a large children's play area on the village green, a sports field for community use, many quiet public walks in the village which overlook the River Wensum, and a Post Office and a poplar Cafe known as the "T Post".

N.B. Please note the neighbouring properties have access across the driveway to get to their parking areas.

EPC Rating: E/42



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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