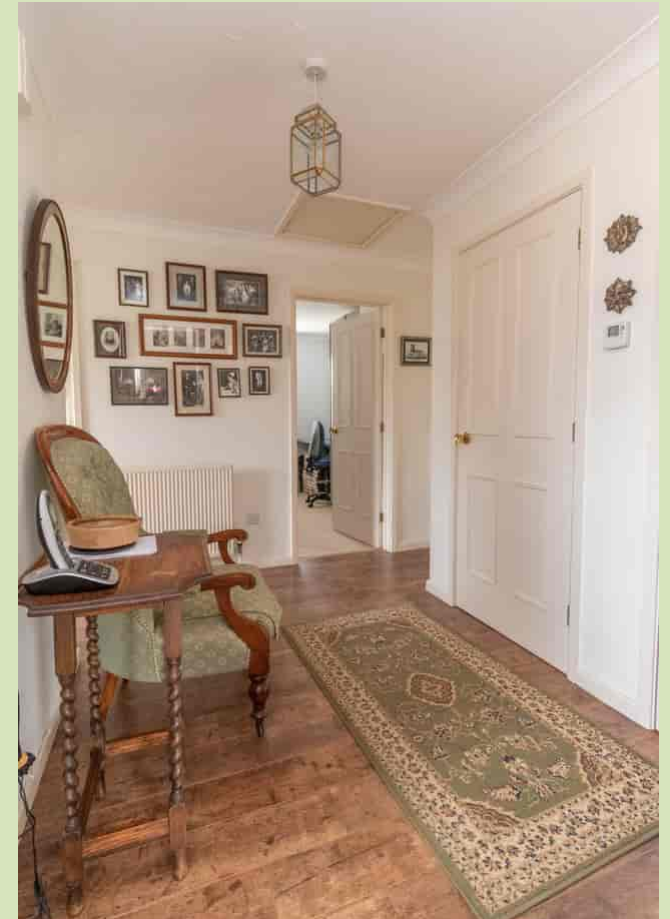




The Laurels, Whissonsett
Guide Price £400,000

BELTON DUFFEY



THE LAURELS, DEREHAM ROAD, WHISSONSETT, NORFOLK, NR20 5TQ

A spacious 3 bedroom, 2 bathroom detached bungalow with 3 reception rooms, attractive gardens, double garage and countryside views. No chain.

DESCRIPTION

The Laurels is a detached bungalow situated on the outskirts of the popular rural village of Whissonsett and standing in good sized gardens and grounds with fine views over neighbouring countryside. The delightful south westerly facing gardens wrap around the property to the side and rear and there is driveway parking for several vehicles and a detached double garage.

The spacious living accommodation comprises a porch, entrance hall, kitchen with a separate utility, dining room, conservatory and a large sitting room. The principal bedroom has an en suite shower room and there are 2 further bedrooms and a bathroom. The property also has the benefit of UPVC double glazed windows and doors throughout and oil-fired central heating (new boiler installed in 2022).

The Laurels is being offered for sale with no onward chain.

SITUATION

Whissonsett is a pretty, rural mid-Norfolk village surrounded by farmland and orchards with a parish church, village hall and playing field. Whissonsett or Witcingkeseta, as it was known in the Domesday Book, means either the settlement of the Witcing tribe or a place of watery meadows and, as the village is in a valley on a tributary of the River Wensum with many wells and springs, this description is very apt.

The village is well placed for easy access to the market towns of Fakenham and Dereham with nearby schools in Brisley, Colkirk, Litcham and Fakenham. The north Norfolk coast, an Area of Outstanding Natural Beauty renowned for its sandy beaches, bird reserves and sailing, is only 16 miles to the north.

PORCH

A partly glazed composite door with a glazed panel to the side leads from the front of the property into the porch with space for coat hooks and shoe storage etc. Laminate flooring and a glazed door leading into:

HALLWAY

Spacious hallway with 3 built-in cupboards, 1 housing the hot water cylinder. Room for freestanding furniture, radiator, laminate flooring, loft hatch and doors to the principal rooms.



KITCHEN

4.12m x 3.74m (13' 6" x 12' 3") at widest points.

A range of beech base and wall units with laminate worktops incorporating a resin sink unit with a chrome mixer tap, small breakfast bar, tiled splashbacks. Integrated appliances including a double oven, ceramic hob and microwave, space and plumbing for a dishwasher, fridge freezer space.

Recessed ceiling lights, tiled floor, window to the rear with countryside views, glazed door to the dining room and a door to the utility room.

UTILITY ROOM

3.17m x 1.79m (10' 5" x 5' 10")

A range of beech base and wall units with laminate worktops incorporating a stainless steel sink unit with a chrome mixer tap, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, recess housing the oil-fired boiler. Radiator, tiled floor, ceiling spotlights, window to the rear and a partly glazed UPVC door leading outside to the rear garden.

DINING ROOM

3.19m x 3.06m (10' 6" x 10' 0")

Laminate flooring, radiator, pendant light about the dining space, glazed door to the sitting room and UPVC French doors leading into the conservatory.

CONSERVATORY

2.91m x 2.33m (9' 7" x 7' 8")

UPVC double glazed construction with views over the garden and countryside beyond. Power and light, laminate flooring and a glazed door leading outside to the rear garden.

SITTING ROOM

5.45m x 4.99m (17' 11" x 16' 4") at widest points.

A large double aspect room with a window to the front and French doors leading outside to the gardens to the side of the property. Red brick open fireplace, currently housing an electric stove on a quarry tiled hearth, 2 radiators.

BEDROOM 1

4.28m x 3.15m (14' 1" x 10' 4")

Extensive range of fitted bedroom furniture including wardrobe cupboards, drawer units and a dressing table. Radiator, window to the rear with countryside views and a door leading into:



EN SUITE SHOWER ROOM

3.15m x 1.79m (10' 4" x 5' 10") at widest points.

A suite comprising a shower cubicle with a chrome mixer shower, vanity cupboard incorporating a worktop with wash basin, WC. Chrome towel radiator, tiled splashbacks and a window to the side with obscured glass.

BEDROOM 2

3.34m x 3.14m (10' 11" x 10' 4")

Laminate flooring, radiator and a window to the front.

BEDROOM 3

3.14m x 2.82m (10' 4" x 9' 3")

Radiator and window to the side.

BATHROOM

2.34m x 2.14m (7' 8" x 7' 0")

A white suite comprising a panelled bath, shower cubicle, wall mounted wash basin and WC. Vinyl flooring, tiled splashbacks, radiator, chrome towel radiator and a window to the front with obscured glass.

OUTSIDE

The Laurels is set back from the road behind a neat laurel hedge and approached over a gravelled driveway providing parking for several vehicles, caravan or boat etc and leading to the detached double garage. There is a small lawned garden to the front with a timber pedestrian gate leading to a screened area to the side of the property providing useful storage for refuse bins etc and where the oil storage tank is located.

The main gardens wrap around the bungalow to the south and west and comprise a good sized lawn with well stocked shrub and plant borders interspersed with specimen trees. An extensive paved terrace opens out from the sitting room French doors and continues to the conservatory to the rear where a low hedged boundary gives fine views over neighbouring countryside. Timber garden shed, outside tap and lighting.

DOUBLE GARAGE

5.5m x 5.18m (18' 1" x 17' 0")

2 electric remote control up and over doors to the front, power and light, UPVC windows to the sides and a UPVC door leading outside to the rear garden.



DIRECTIONS

Leave Fakenham on the B1146 Dereham Road and take the first right-hand turning signposted Colkirk. Enter the village passing The Crown public house on the right and take the second left-hand turning, signposted Whissonsett.

On entering the village of Whissonsett turn left into New Road and continue through the village on New Road until you reach a T-junction. Turn left onto Dereham Road where you will see The Laurels approximately 100 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C.

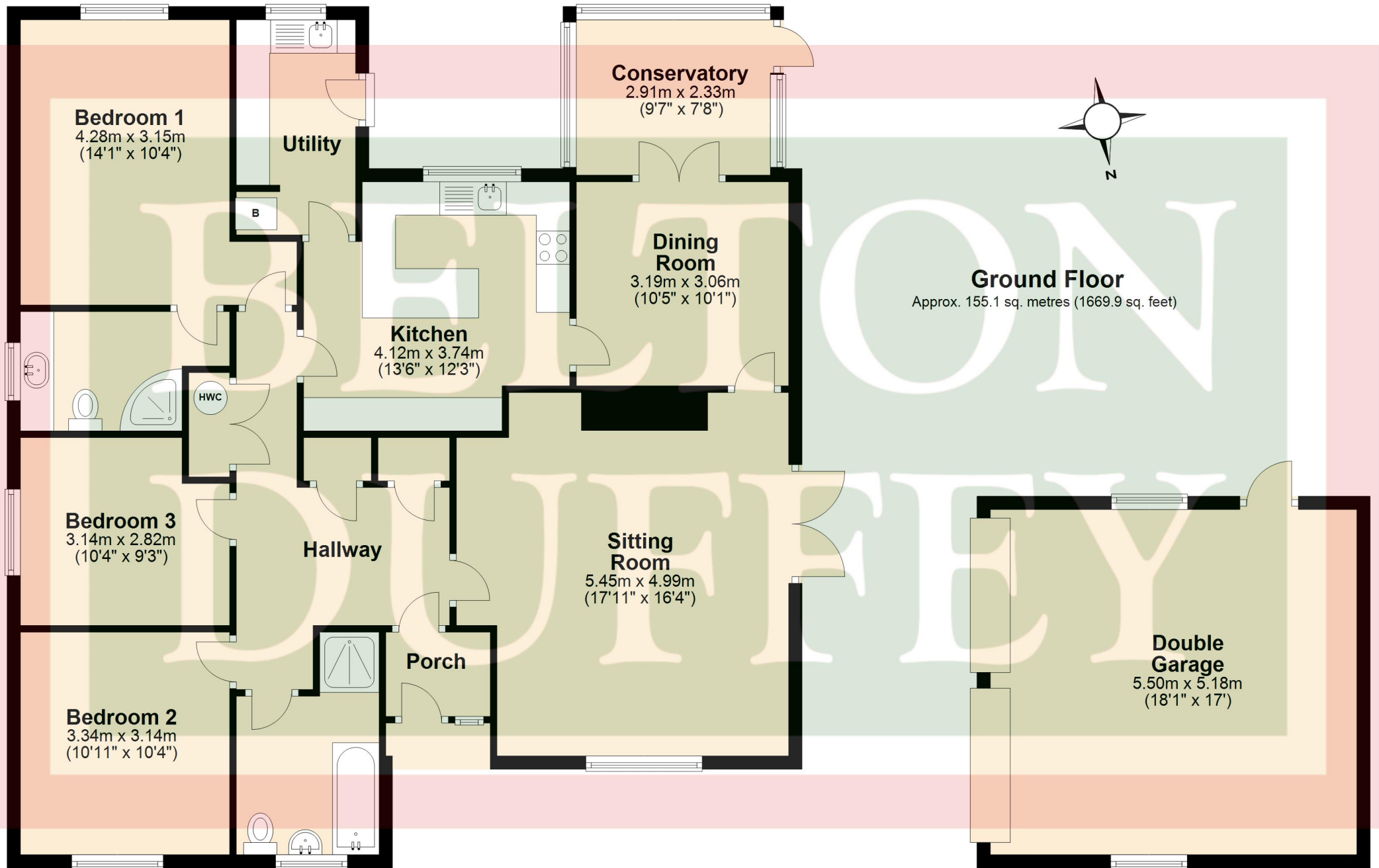
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 155.1 sq. metres (1669.9 sq. feet)



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