



11 The Elms, Hindringham
Offers in Excess of £260,000

BELTON DUFFEY



11 THE ELMS, HINDRINGHAM, NORFOLK, NR21 0PP

A spacious 3 bedroom ex-local authority house with a west facing garden, in an attractive setting overlooking playing fields in this popular village. No chain.

DESCRIPTION

11 The Elms is a well presented ex-local authority house situated in an attractive setting overlooking playing fields and backing onto countryside in one of north Norfolk's most desirable villages and within walking distance of village amenities. There is well presented refurbished ground floor accommodation comprising an entrance hall, cloakroom, well appointed kitchen/dining room and a good sized sitting/dining room. Upstairs, a galleried landing leads to 3 bedrooms and a shower room. Further benefits include UPVC double glazed windows and doors throughout, modern electric radiator heating and oak veneer internal doors.

Outside, there is a lawned front garden with driveway parking to the side and an attractively landscaped west facing garden to the rear with a large timber workshop/store.

11 The Elms is being offered for sale with no onward chain but please note that there is a restrictive Covenant, which states that the property may only be sold to a purchaser who has been resident in or worked in the county of Norfolk for the 3 years prior to purchase. Please ask Belton Duffey for more information.

SITUATION

Hindringham is a large parish covering 3,314 acres and is dominated by the imposing church which sits 200 feet above sea level and can be seen for miles around. This conservation village also has a small primary school and a village hall/social club which sells food and alcohol. Fakenham, Holt and Wells-next-the-Sea are all roughly equidistant from the village making it an excellent point from which to explore all that this attractive part of north Norfolk has to offer.

Binham, 2 miles to the north, is a most attractive, historical village with its atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics. The village has a shop, petrol station and pub, The Chequers Inn.



ENTRANCE HALL

5.43m x 1.81m (17' 10" x 5' 11") at widest points.

A partly glazed composite door leads from the driveway to the side of the property into the entrance hall with a staircase leading up to the first floor landing and room for freestanding furniture.

Understairs storage cupboard, tiled floor, window overlooking the rear garden and doors to the sitting/dining room, kitchen/breakfast room and cloakroom.

CLOAKROOM

1.36m x 0.80m (4' 6" x 2' 7")

Wall mounted wash basin, WC, tiled floor and splashbacks, window to the rear with obscured glass.

KITCHEN/BREAKFAST ROOM

8.86m x 2.08m (29' 1" x 6' 10")

A range of contemporary base and wall units with oak block worktops and upstands incorporating a butler sink with drainer, tiled splashbacks. Integrated appliances including a double oven, ceramic hob with a stainless steel extractor hood over, fridge and freezer. Spaces and plumbing for a dishwasher, washing machine and tumble dryer.

Tiled floor, room for a breakfast table and chairs, ceiling spotlights, 2 windows overlooking the rear garden and UPVC French doors leading outside.

SITTING/DINING ROOM

7.48m x 3.61m (24' 6" x 11' 10")

A good sized room with fireplaces at both ends, 1 housing a wood burning stove on a slate tiled hearth, electric radiator. Oak laminate flooring, ceiling spotlights, wide bow window and a further window overlooking the front garden.

FIRST FLOOR LANDING

2.13m x 1.90m (7' 0" x 6' 3")

Galleried landing with a small window overlooking the rear garden and countryside beyond. Loft hatch and doors to the 3 bedrooms and shower room.

BEDROOM 1

4.01m x 3.28m (13' 2" x 10' 9")

Painted pine floorboards, electric radiator and a window to the front overlooking the playing fields.



BEDROOM 2

3.35m x 3.31m (11' 0" x 10' 10")

Built-in cupboard with shelving and hanging rail, electric radiator and a window to the front overlooking the playing fields.

BEDROOM 3

3.05m x 2.11m (10' 0" x 6' 11")

Electric radiator and a window overlooking the rear garden and countryside beyond.

SHOWER ROOM

2.00m x 1.70m (6' 7" x 5' 7")

A white suite comprising a shower cubicle with an electric shower and a glass screen, pedestal wash basin and WC. Vinyl flooring, shelved airing cupboard housing the hot water cylinder, chrome towel rail and a window to the rear with obscured glass.

OUTSIDE

11 The Elms is situated in an attractive setting overlooking playing fields to the front set back from the road behind a small lawned front garden with hedged boundaries and a bed planted with cordyline. A gravelled driveway to the side provides parking and leads to side entrance door with a storm porch over and outside light.

A tall fence screens the back garden with a tall timber pedestrian gate opening onto a screened gravelled area with space for refuse bin storage and access to the workshop/store. Gravelled walkway through a mature hedge to the attractively landscaped rear garden which is west facing. Gravelled and decked terrace opening out from the kitchen/breakfast room French doors with a picket fence and gate leading onto a lawn. Mature hedged and fenced boundaries with perimeter borders, bench seat with pergola over with a tall gate to the rear with fine views over neighbouring countryside.

WORKSHOP/STORE

8.30m x 3.70m (27' 3" x 12' 2")

Timber construction with a pedestrian door to the front and 2 windows to the side.

DIRECTIONS

Leave Fakenham on the A148 heading towards Holt and, after approximately 6 miles, turn left signposted Hindringham onto Thursford Road.

Proceed into the village and take the first left onto Wells Road passing the playing fields on the right and take the next right into The Elms where you will see number 11 a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

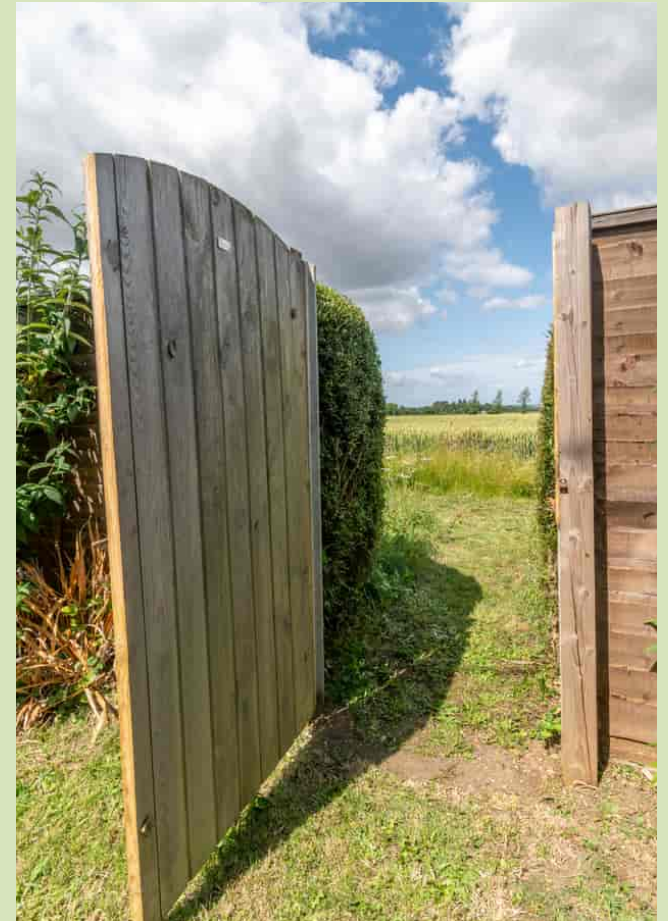
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

TENURE

This property is for sale Freehold.

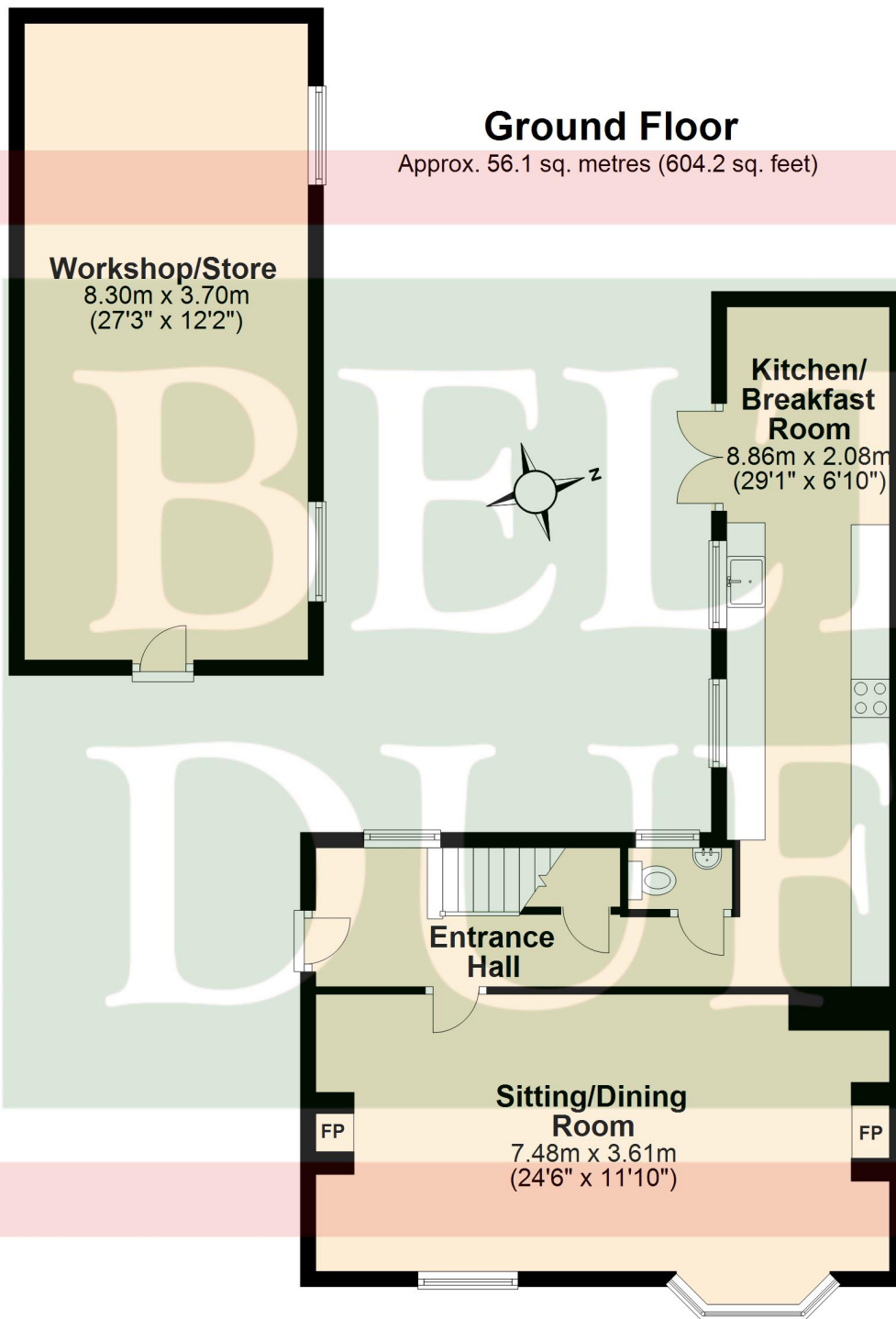
VIEWING

Strictly by appointment with the agent.



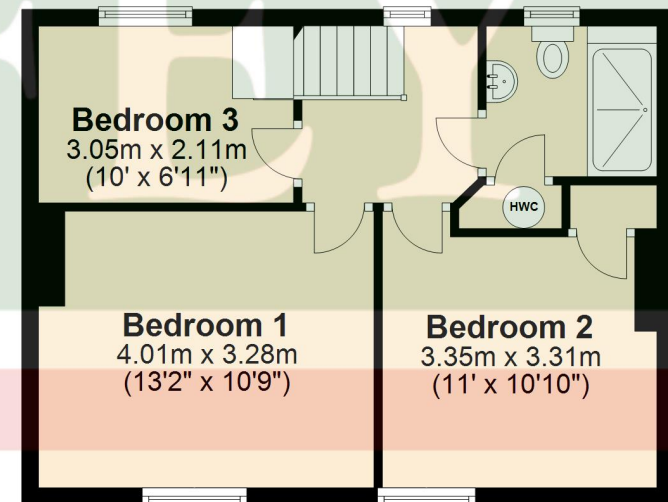
Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 sq. feet)



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