



**Pebble House, Hindolveston**  
**Guide Price £365,000**

**BELTON DUFFEY**



## **PEBBLE HOUSE, 57A THE STREET, HINDOLVESTON, NORFOLK,NR20 5DA**

A beautifully presented modern detached brick and flint house with 3 bedroom, 2 bathroom accommodation situated in the heart of this popular village. No chain.

### **DESCRIPTION**

Offered for sale with no onward chain, Pebble House is a superb modern detached house built in the traditional style of brick and flint walls under a pantiled roof in the heart of the popular and conveniently located village of Hindolveston. The property has beautifully presented bright and airy accommodation comprising to the ground floor an entrance hall with useful fitted cloaks and shoe cupboard, cloakroom, sitting room and a kitchen/dining room with a separate utility. Upstairs, the galleried landing leads to the principal bedroom with an en suite shower room, 2 further bedrooms and a family bathroom.

The property has an energy efficient EPC rating of 'B' with oil-fired underfloor heating to the ground floor and radiators upstairs, UPVC double glazing throughout and solar panels on the roof.

Outside, Pebble House stands behind a gravelled parking area to the front with space for 2 cars and an attractively landscaped rear garden with a decked terrace and a lawn with well stocked perimeter borders.

### **SITUATION**

Hindolveston, with its attractive mixture of old and new buildings, is a small rural village conveniently located in the heart of the north Norfolk countryside with good access to the market towns of Fakenham, Holt and Dereham. There is an active village hall hosting a wide range of events and activities, a recreational ground with sports fields and a church , St George the Martye.

The nearby villages of Melton Constable and Briston offer a wide range of amenities with the beautiful north Norfolk coastline just a 12 mile drive away. The Cathedral city of Norwich is approximately 20 miles to the south east with its international hub airport via Amsterdam Schiphol and mainline rail service to London Liverpool Street.

### **ENTRANCE HALL**

4.68m x 1.93m (15' 4" x 6' 4") at widest points.

A partly glazed composite entrance door leads from the driveway to the front of the property with outside light into the entrance hall. Ceramic floor tiles with underfloor heating, useful fitted cloaks and shoe cupboard, staircase leading up to the first floor landing and a window to the front. Doors to the cloakroom and sitting room.



## **CLOAKROOM**

1.86m x 0.92m (6' 1" x 3' 0")

Pedestal wash basin, WC, ceramic floor tiles with underfloor heating, dado wall panelling, extractor fan and a small window to the front with obscured glass.

## **SITTING ROOM**

4.41m x 3.32m (14' 6" x 10' 11")

Range of fitted storage cupboards with a TV shelf, ceramic floor tiles with underfloor heating, TV point, window to the front and glazed double doors leading into:

## **KITCHEN/DINING ROOM**

5.41m x 3.38m (17' 9" x 11' 1")

A bright and airy open plan kitchen/dining room with ceramic floor tiles with underfloor heating, recessed ceiling lights. Comprising:

### **KITCHEN AREA**

An extensive range of Shaker style base and wall units with laminate worktops and upstands incorporating a stainless steel one and a half bowl sink unit with mixer tap, breakfast bar with space under for stools. Integrated appliances including a double oven, ceramic hob with a stainless steel extractor hood over and splashback, dishwasher and fridge freezer. Window overlooking the rear garden and a door to the utility room. Open plan to:

### **DINING AREA**

UPVC French doors leading outside to the rear garden.

## **UTILITY ROOM**

1.95m x 1.65m (6' 5" x 5' 5")

Worktop with washing machine under (included in sale), wall cupboard, ceramic floor tiles with underfloor heating, deep understairs storage cupboard and a partly glazed UPVC door leading outside to the side of the property.

## **FIRST FLOOR LANDING**

2.89m x 2.17m (9' 6" x 7' 1")

Galleried first floor landing with recessed ceiling lights, loft hatch and doors to the 3 bedrooms and family bathroom.

## **BEDROOM 1**

4.33m x 3.15m (14' 2" x 10' 4")

A good sized principal bedroom suite with a panelled wall behind the bed space, radiator, TV point, window overlooking the rear garden and a door leading into:



## **EN SUITE SHOWER ROOM**

2.17m x 1.71m (7' 1" x 5' 7")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

## **BEDROOM 2**

3.53m x 3.15m (11' 7" x 10' 4") at widest points.

2 built-in double wardrobe cupboards, panelled wall behind the bed space, radiator and a window to the front.

## **BEDROOM 3**

2.73m x 1.86m (8' 11" x 6' 1")

Radiator, loft hatch and double aspect windows to the front and side of the property.

## **FAMILY BATHROOM**

2.17m x 2.12m (7' 1" x 6' 11")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, pedestal wash basin and WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights, extractor fan.

## **OUTSIDE**

Pebble House is set back from The Street behind a gravelled parking area with space for 2 cars, low fenced boundaries, plant beds and a pathway to the entrance door with outside light.

The pathway continues to a tall timber pedestrian gate to the side of the property where there is space for refuse bin storage and leading to the side door to the utility room. The rear garden beyond has been attractively landscaped with a decked terrace opening out from the kitchen/dining room French doors and a lawn with well stocked perimeter borders. Bench seating area, 2 small timber garden sheds, outside tap and lighting.

The external oil-fired boiler is screened to one side of the property.



## **DIRECTIONS**

Proceed out of Fakenham on the A148 heading east towards Holt for approximately 2 miles and turn right at the Little Snoring crossroads, signposted Kettlestone. Continue for approximately 2 1/2 miles and go straight over the staggered crossroads at Fulmodeston and out into open countryside.

Enter the village of Hindolveston on Fulmodeston Road, which becomes The Street, and you will see Pebble House approximately 1/3 mile 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 with solar panels on the roof. Oil-fired underfloor heating to the ground floor and radiators upstairs. EPC Rating Band B.

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

## **TENURE**

This property is for sale Freehold.

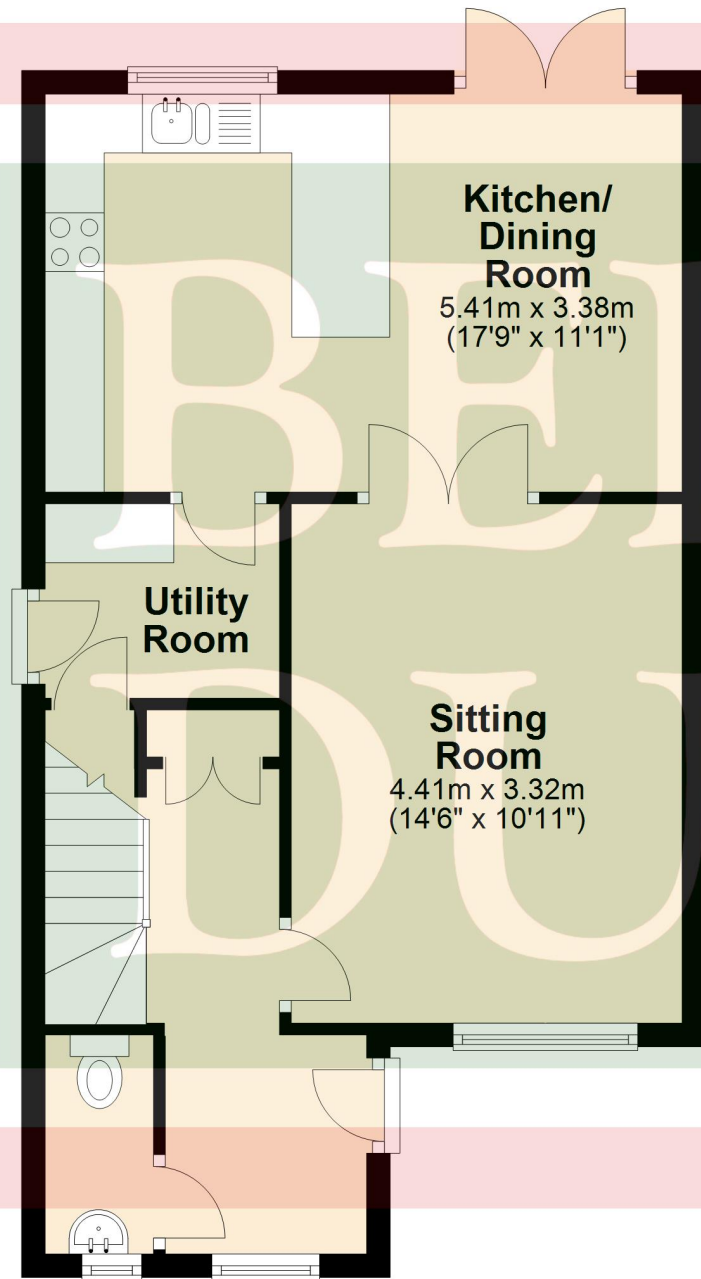
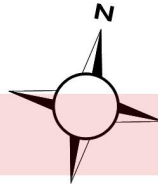
## **VIEWING**

Strictly by appointment with the agent.



## Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



### Kitchen/ Dining Room

5.41m x 3.38m  
(17'9" x 11'1")

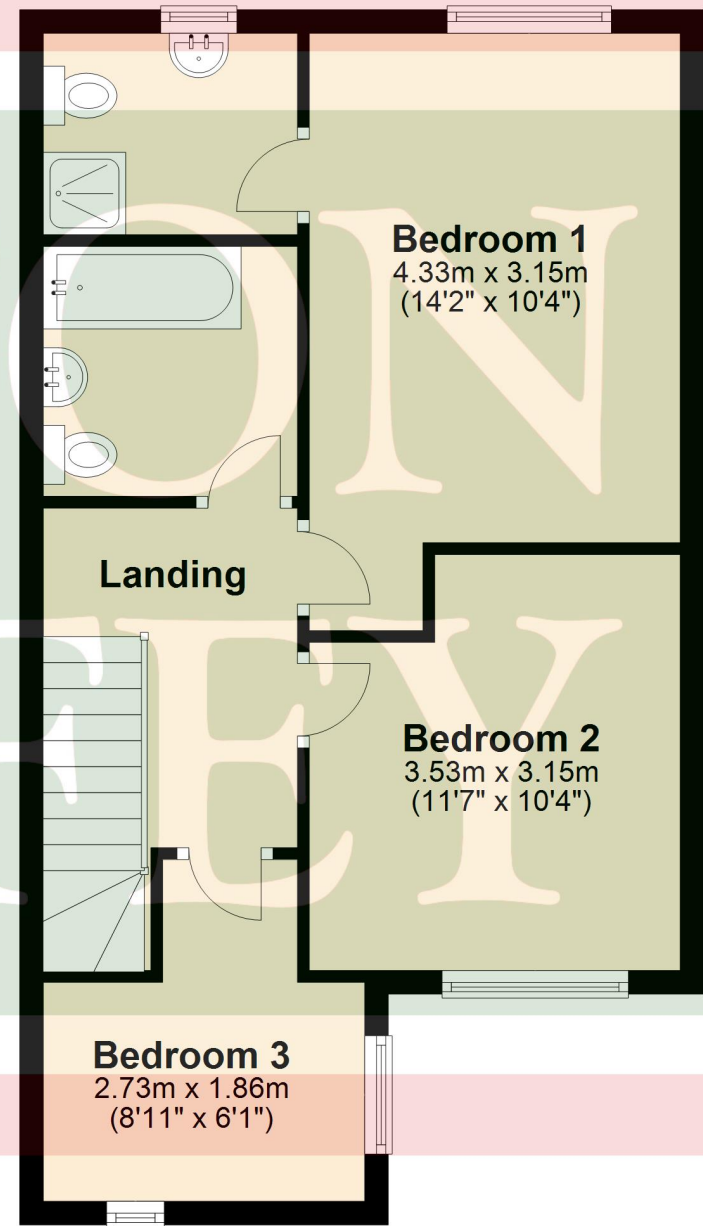
### Utility Room

### Sitting Room

4.41m x 3.32m  
(14'6" x 10'11")

## First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



**Bedroom 1**  
4.33m x 3.15m  
(14'2" x 10'4")

### Landing

**Bedroom 2**  
3.53m x 3.15m  
(11'7" x 10'4")

**Bedroom 3**  
2.73m x 1.86m  
(8'11" x 6'1")

Total area: approx. 96.4 sq. metres (1038.1 sq. feet)



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