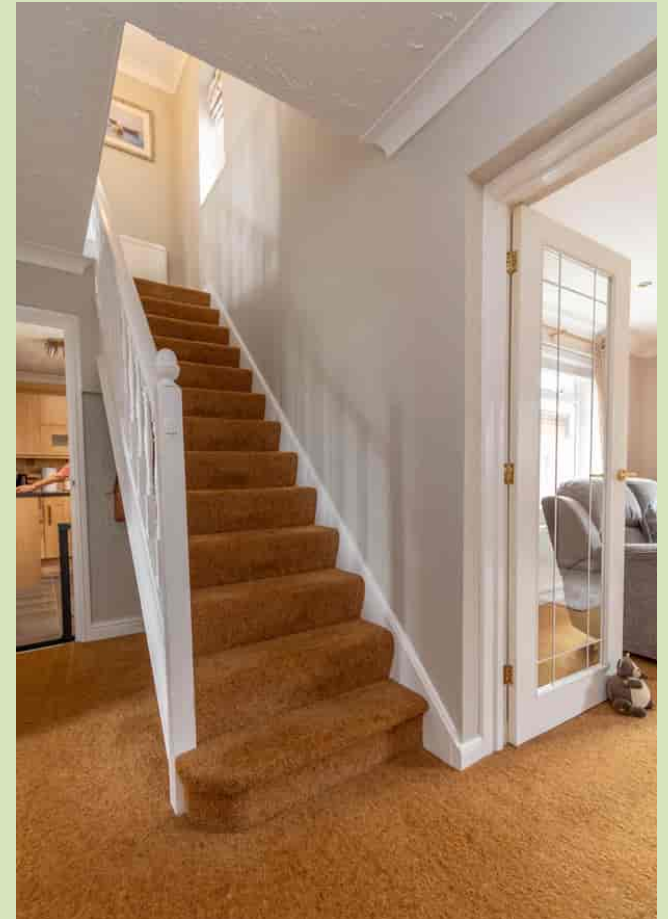




6 The Elms, Hindringham
Guide Price £275,000

BELTON DUFFEY



6 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

6 The Elms is a well presented ex-local authority house situated in an attractive setting overlooking playing fields in one of north Norfolk's most desirable villages and within walking distance of village amenities. There is well presented ground floor accommodation comprising a versatile entrance hall/snug, well appointed kitchen/breakfast room with a separate utility and cloakroom, good sized sitting/dining room and a large garden room. Upstairs, a galleried landing leads to 3 double bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors and oil-fired central heating.

Outside, there is a gravelled driveway to the front providing parking for several vehicles and an attractively landscaped west facing rear garden with an extensive decked terrace with pergola over and a good sized lawn beyond.

6 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/SNUG

2.60m x 2.30m (8' 6" x 7' 7")

A partly glazed composite door leads from the front of the property into this versatile room currently used as a snug but could instead provide a spacious entrance hall/boot room. Window to the front, radiator and a glazed door leading into:



RECEPTION HALL

3.92m x 1.82m (12' 10" x 6' 0")

Staircase leading up to the first floor landing with understairs storage space where the oil-fired boiler is located, radiator and doors to the sitting/dining room, kitchen/breakfast room and garden room.

SITTING/DINING ROOM

7.47m x 3.62m (24' 6" x 11' 11")

Good sized room with 2 windows overlooking the playing fields to the front of the property, 2 radiators.

GARDEN ROOM

5.76m x 3.52m (18' 11" x 11' 7")

Another large reception room with double aspect windows to the side and overlooking the rear garden and French doors leading outside. Radiator and recessed ceiling lights.

KITCHEN

4.29m x 3.45m (14' 1" x 11' 4") at widest points.

L-shaped room with an extensive range of fitted base and wall units with laminate worktops incorporating a stainless steel sink with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, integrated dishwasher, wine rack and 3 windows to the rear and side.

Room for a breakfast table and chairs, glazed door leading into:

UTILITY ROOM

3.67m x 2.20m (12' 0" x 7' 3")

Range of fitted wall units and worktops with spaces and plumbing under for a washing machine, tumble dryer, fridge and freezer. Radiator, window and a glazed UPVC door to the side leading outside to the rear garden. Door leading into:

CLOAKROOM

2.26m x 0.76m (7' 5" x 2' 6")

WC, radiator and a window to the rear with obscured glass.

FIRST FLOOR LANDING

2.18m x 1.90m (7' 2" x 6' 3")

Galleried landing with a radiator, loft hatch, window overlooking the rear garden and doors to the 3 bedrooms and bathroom.



BEDROOM 1

4.01m x 3.55m (13' 2" x 11' 8")

Radiator and a window to the front overlooking playing fields.

BEDROOM 2

3.55m x 3.39m (11' 8" x 11' 1")

Radiator and a window to the front overlooking playing fields.

BEDROOM 3

5.93m x 3.05m (19' 5" x 10' 0") at widest points.

2 radiators and double aspect windows to the side and overlooking the rear garden.

BATHROOM

2.01m x 1.64m (6' 7" x 5' 5")

A white suite comprising a panelled bath with an electric shower over and glass shower screen, corner wall mounted wash basin and WC. Shelved airing cupboard housing the hot water cylinder, tiled walls and flooring, chrome towel radiator and a window to the rear with obscured glass.

OUTSIDE

6 The Elms is situated in an attractive setting overlooking playing fields to the front and is set back from the road behind a gravelled driveway which provides parking for several vehicles and leads to the entrance door with outside light.

A tall timber pedestrian gates leads from the side of the property to the attractively landscaped rear garden which is west facing. Extensive decked and paved terrace with a pergola over opening out from the garden room French doors. Good sized lawn beyond with a paved walkway, perimeter borders, summer house, plastic oil storage tank. An area to the rear of the garden is screened by a trellis fence and would be an ideal area for growing vegetables etc, timber shed. Tall fenced boundaries with a hedge to the rear.

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 6 a little further up on the left-hand side.



OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

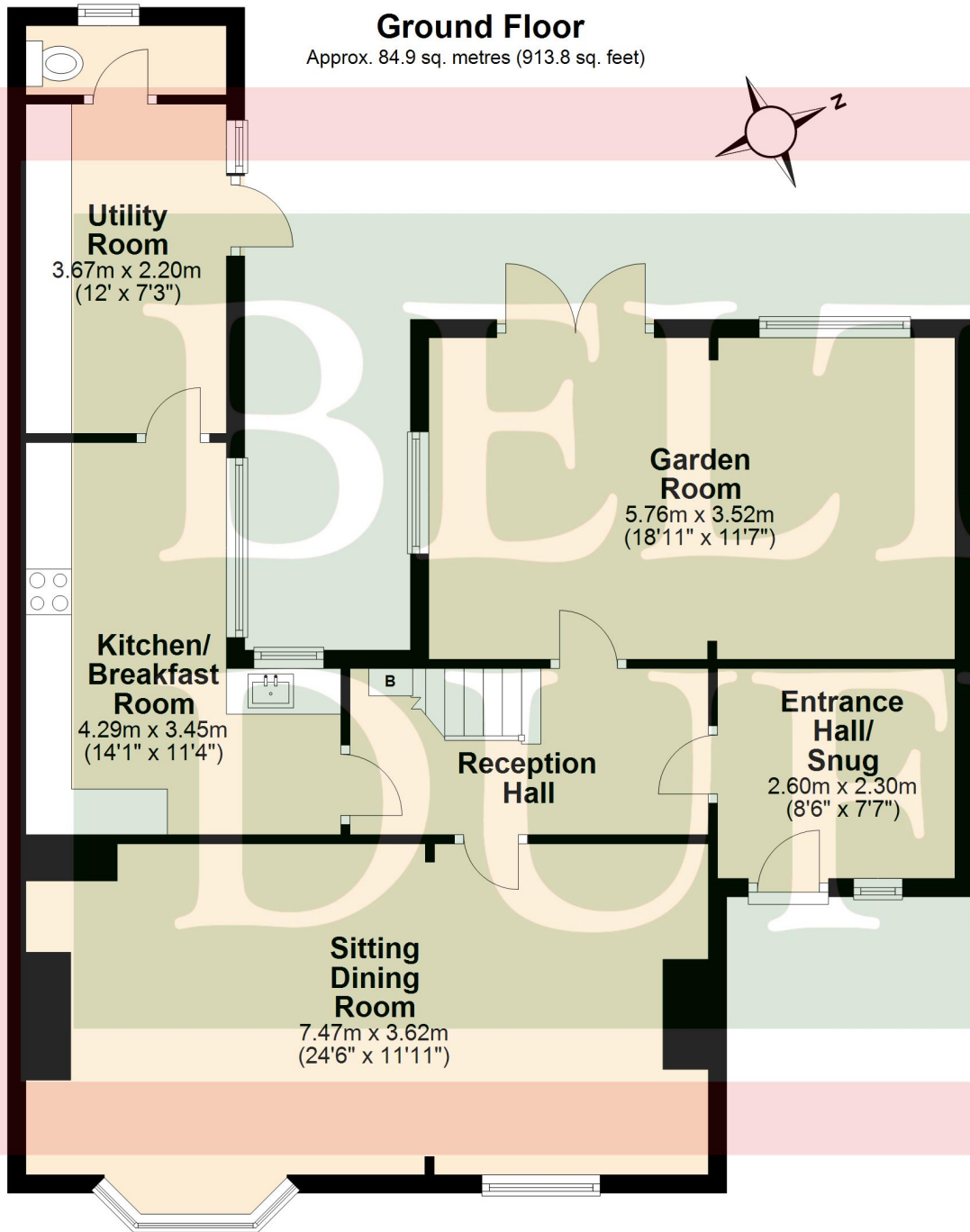
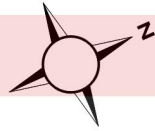
VIEWING

Strictly by appointment with the agent.



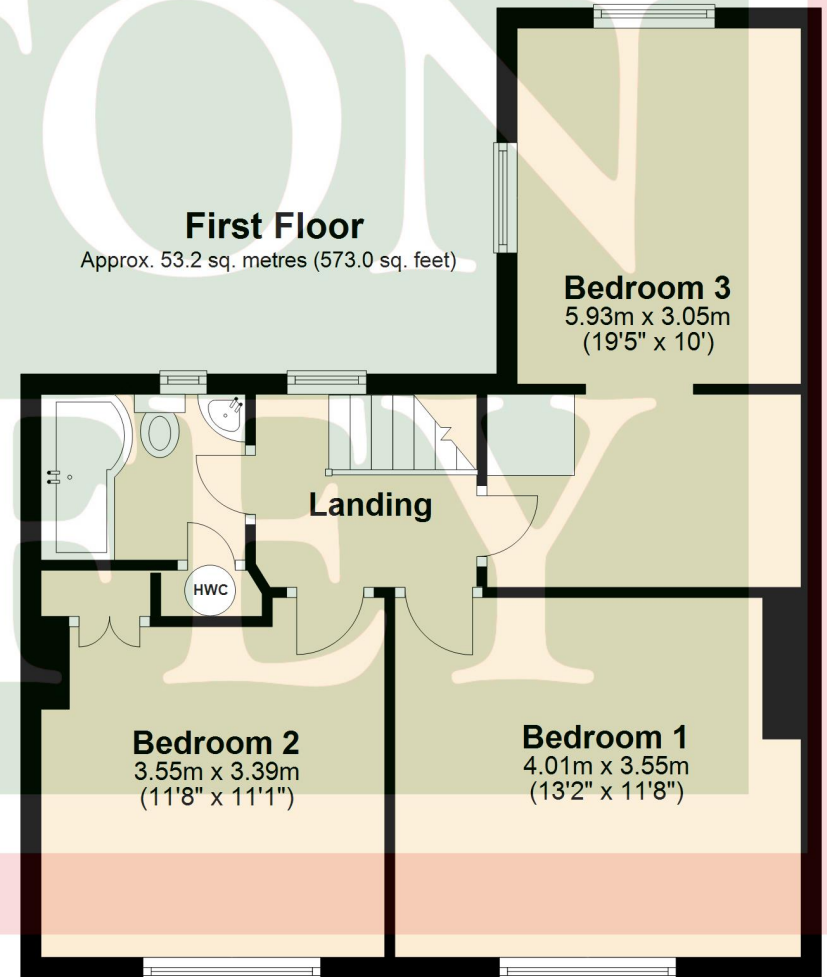
Ground Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 138.1 sq. metres (1486.8 sq. feet)



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